

## **RESOLUTION NO. 2021-R54**

### **A RESOLUTION SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE RANCHES AT CREEKSIDE PUBLIC IMPROVEMENT DISTRICT WITHIN THE CORPORATE LIMITS OF THE CITY OF BOERNE, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF BOERNE, TEXAS REGARDING THE PUBLIC HEARING**

**WHEREAS**, the City of Boerne, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits; and

**WHEREAS**, on April 19, 2021, the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), submitted and filed with the City Secretary of Boerne (the "City Secretary") a petition ("Petition"), attached as Exhibit A, requesting the establishment of a public improvement district for property within the corporate limits of the City: and

**WHEREAS**, the City Council of Boerne, Texas (the "City Council") will hold a public hearing in accordance with Section 372.009 of the Act regarding the establishment of a public improvement district in the corporate limits of the City in accordance with the Petition; and

**WHEREAS**, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the City before the 15th day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

**WHEREAS**, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

**WHEREAS**, the City Council has determined to hold a public hearing on November 9, 2021 on the creation of a public improvement district; and

**WHEREAS**, the City Council finds that the passage of this Resolution is in the best interest of the citizens of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, THAT:**

Section 1. All of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2. City Staff reviewed the Petition and determined that the same complied with the requirements of the Act and the City Council accepts the Petition.

Section 3. That a public hearing is hereby called for November 9, 2021, at 6:00 p.m. in the Boerne City Hall, 447 North Main Street, Boerne, Texas 78006, for the purpose of hearing public testimony with respect to the creation of a public improvement district.

Section 4. At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and consider the adoption of a resolution authorizing the creation of the public improvement district.

Section 5. Attached hereto as Exhibit A is the Petition for the Creation of a Public Improvement District within the City for the Ranches at Creekside Public Improvement District.

Section 6. Attached here to as Exhibit B is a form of the Notice of Public Hearing (the "Notice") the form and substance of which is here by adopted and approved.

Section 7. Attached here to as Exhibit C is a legal description of the approximately 195.790 acres of property to be included in the proposed public improvement district.

Section 8. The City Secretary is hereby authorized and directed to cause said Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to notify any affected landowners within the boundaries of the proposed public improvement district as required by law. The City Secretary shall provide notice on or before October 25, 2021, which is before the 15th day before the November 9, 2021 hearing.

Section 9. If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

Section 10. This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

PASSED, APPROVED and ADOPTED on this the \_\_\_\_ day of October, 2021.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

## **EXHIBIT A**

### **Petition for the Creation of a Public Improvement District**

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO FINANCE  
IMPROVEMENTS TO RANCHES AT CREEKSIDE DEVELOPMENT

THE STATE OF TEXAS     §  
                                     §  
CITY OF BOERNE         §

TO:   THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BOERNE

The undersigned petitioners (the "*Petitioners*"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "*Act*"), request that the City of Boerne create a public improvement district (the "*District*") in the territory described in Exhibit A attached hereto (the "*Land*") within the City of Boerne, Texas (the "*City*"), and in support of this petition the Petitioners would present the following:

Section 1.     Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Kendall Central Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal. The Petitioners also include the intended successors in interest to certain owners of taxable real property within the area proposed for the District, and who will be responsible for the assessments against the property within the District. The Petitioners have read and understand the PID Policy of the City and will adhere to all language therein.

Section 2.     General Nature of the Proposed Construction and Maintenance of the Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking facilities, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Section 3.     Estimated Cost and Terms of the Proposed Construction of the Public Improvements. The estimated cost of the proposed construction is \$25,000,000.00 (including issuance and other financing costs).

Section 4.     Boundaries. The proposed boundaries of the District are described on Exhibit A attached hereto, generally located south of the intersection of State Highway 46 and Ammann Road.



Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board may be established by the City Council of the City (the "*City Council*") and recommend an improvement plan to the City Council.

Section 9. Community Property. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the creation or renewal of the PID, absent a separate property agreement. *However, if City staff is made aware of any disagreement among owners of community property, those signatures will not be counted.*

Section 10. Annual Update. Petitioners understand and acknowledge that the annual update, including any annual costs, for the District are subject to review by City staff with final approval by the City Council.

The signers of this petition request the establishment for the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.


[Signature on following page]

PETITIONER:

**GREEN LAND VENTURES, LTD.**

a Texas limited partnership

By: D. Green Land Co.,  
a Texas corporation,  
its General Partner

By:   
Name: Dana Green  
Title: President

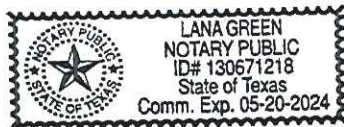
STATE OF TEXAS


COUNTY OF Kendall

§  
§  
§

The foregoing instrument was acknowledged before me this 19<sup>th</sup> Day of April, 2021,  
by Dana Green, as President of D. Green Land Co., a Texas corporation,  
general partner of Green Land Ventures, Ltd., a Texas limited partnership, on behalf of said  
entities.

[SEAL]



  
Notary Public  
Commission Expires: MAY 20, 2024

## EXHIBIT B

### City of Boerne, Texas Notice of Public Hearing Regarding the Creation of a Public Improvement District

#### CITY OF BOERNE, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Boerne, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petitioner”), filed by certain a property owner within the corporate limits of the City (the “Petitioner”), requesting that the City create the Ranches at Creekside Public Improvement District (the “District”) to include property owned by the Petitioner.

**Time and Place of the Hearing.** The public hearing will start at 6:00 p.m. on November 9, 2021, in the Boerne City Hall, 447 North Main Street, Boerne, Texas 78006.

**General Nature of the Proposed Authorized Improvements.** The general nature of the proposed public improvements (collectively, the “Authorized Improvements”) are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking facilities, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subparagraphs (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

**Estimated Cost of the Authorized Improvements.** The estimated cost of the proposed construction is \$25,000,000 (including issuance and other financing costs).

**Proposed District Boundaries.** The proposed boundaries of the District are described on Exhibit A attached hereto, generally located south of the intersection of State Highway 46 and Ammann Road.

**Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).



**Proposed Apportionment of Cost between the District and the City.** Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

## **EXHIBIT C**

**Legal Description of Property to be Included in the District (approximately 195.790 Acres)**



JONES | CARTER

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San Antonio, Texas 78249  
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METES AND BOUNDS  
DESCRIPTION OF A  
195.790 ACRE TRACT OF LAND

A Metes and Bounds description of a 195.790 acre tract of land situated in the George W. Adams Survey Number 188, Abstract Number 5, City of Boerne, Kendall County, Texas; being a portion of that certain called 306.76 acre tract described in instrument to Green Land Ventures, Ltd. recorded in Volume 1344, Page 833 of the Kendall County Official Public Records (K.C.O.P.R.); and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the southerly right-of-way line of Ammann Road (60' wide public right-of-way) and marking the northeastern-most corner of Lot 905, Block 4 of The Ranches at Creekside Unit 1 - Phase 2A, plat of which is recorded in Volume 8, Page 387 of the Kendall County Plat Records (K.C.P.R.);

THENCE, South 89°49'38" East, 1353.31 feet along the southerly right-of-way line of said Ammann Road to a 1/2-inch iron rod found marking the northern-most common corner of said 306.76 acre tract and that certain 7.8 acre tract described in instrument to David Poeske and Karyn K. Poeske recorded in Volume 1218, Page 581 K.C.O.P.R.;

THENCE, along the easterly line of said 306.76 acre tract the following twelve (12) courses and distances:

1. South 00°42'39" East, 425.61 feet to an angle point of said 7.8 acre tract;
2. South 00°11'56" East, 349.07 feet to an angle point of said 7.8 acre tract;
3. South 00°02'03" West, 410.71 feet to a 1/2-inch iron rod found marking the western-most common corner of said 7.8 acre tract and of Lot 3A of Woodland Ranch Estates, amending plat of which is recorded in Volume 6, Page 3 K.C.P.R.;
4. South 00°04'02" West, 666.59 feet to a 1/2-inch iron rod found marking an angle point of said Lot 3A;
5. South 00°40'02" East, 78.75 feet to a 1/2-inch iron rod found marking the western-most common corner of said Lot 3A and of that certain 13.685 acre tract described in instrument to Jane H. McGinley recorded in Volume 1596, Page 668 K.C.O.P.R.;
6. South 00°34'17" West, 510.56 feet to a 1/2-inch iron rod found marking the western-most common corner of said 13.685 acre tract and of Lot A-1 of Woodland Ranch Estates, revised plat of which is recorded in Volume 3, Page 67 K.C.P.R.;
7. South 00°08'47" East, 369.10 feet to a 1/2-inch iron rod found marking an angle point of said Lot A-1;
8. South 00°31'42" East, 393.25 feet to a 1/2-inch iron rod found marking the western-most common corner of said Lot A-1 and of Lot A-2 of aforesaid Woodland Ranch Estates revised plat;
9. South 00°12'54" East, 484.92 feet to a 1/2-inch iron rod found marking the western-most common corner of said Lot A-2 and of Lot B of Woodland Ranch Estates, plat of which is recorded in Volume 2, Page 123 K.C.P.R.;
10. South 00°04'00" East, 164.24 feet to a 1/2-inch iron rod found marking an angle point of said Lot B;
11. South 00°36'04" West, 589.27 feet to a 1/2-inch iron rod found marking an angle point of said Lot 3A;
12. South 00°11'15" West, 849.60 feet to a 1/2-inch iron rod found marking the southeast corner of aforesaid 306.76 acre tract and in the northerly line of that certain 419.190 acre tract described in instrument to Chester Pfeiffer and Eva Mae Pfeiffer recorded in Volume 95, Page 743 K.C.O.P.R.;

THENCE, along the common line of said 306.76 acre tract and said 419.190 acre tract the following six (6) courses and distances:

1. North 83°00'22" West, 121.05 feet to a 1/2-inch iron rod found marking an angle point;
2. North 70°18'36" West, 85.44 feet to a 1/2-inch iron rod found marking an angle point;
3. North 45°39'08" West, 20.56 feet to a 1/2-inch iron rod found marking an angle point;
4. North 67°43'49" West, 147.51 feet to a 1/2-inch iron rod found marking an angle point;
5. North 89°21'25" West, 80.63 feet to a 1/2-inch iron rod found marking an angle point;
6. South 58°30'51" West, 16.45 feet to a point marking the eastern-most corner of that certain 27 acre tract described in instrument to The Friends of the Cibola Wilderness recorded in Volume 902, Page 473 K.C.O.P.R.;

THENCE, along the common line of said 306.76 acre tract and said 27 acre tract the following seven (7) courses and distances:

1. North 58°23'43" West, 208.67 feet to an angle point;
2. North 49°30'30" West, 553.45 feet to an angle point;
3. North 28°38'38" West, 551.19 feet to an angle point;
4. North 64°12'00" West, 284.98 feet to an angle point;
5. North 81°53'46" West, 305.66 feet to an angle point;
6. South 58°36'55" West, 258.32 feet to an angle point;
7. South 24°32'57" West, 80.54 feet to the northern-most common corner of said 27 acre tract and Lot 1, Block 8 of Trails of Herff Ranch Unit 4, plat of which is recorded in Volume 5, Page 337 K.C.P.R.;

THENCE, North 20°56'52" West, at 99.51 feet passing a found cotton spindle, continuing along the northeasterly boundaries of said Trails of Herff Ranch Unit 4, Trails of Herff Ranch Unit 7, amending plat of which is recorded in Volume 6, Page 394 K.C.P.R., and Trails of Herff Ranch Unit 6, replat of which is recorded in Volume 5, Page 343 K.C.P.R. a total distance of 1520.90 feet to a point in the





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northwesterly right-of-way line of Herff Ranch Boulevard (70' wide public right-of-way) and marking the southwestern-most corner of Lot 913 of The Ranches at Creekside Unit 4A, plat of which is recorded in Volume 9, Page 253 K.C.P.R.;

THENCE, along the southeasterly boundary of said The Ranches at Creekside Unit 4A the following six (6) courses and distances:

1. North 69°03'08" East, 44.94 feet to a point of curvature;
2. northeasterly, along the arc of a tangent curve to the right having a radius of 835.00 feet, a central angle of 12°23'20", a long chord bearing of North 75°14'48" East, 180.20 feet, and a total arc length of 180.55 feet to a point of tangency;
3. North 81°26'28" East, 119.77 feet to a point of curvature;
4. northeasterly, along the arc of a tangent curve to the left having a radius of 365.00 feet, a central angle of 21°17'53", a long chord bearing of North 70°47'32" East, 134.90 feet, and a total arc length of 135.68 feet to a point of tangency;
5. North 60°08'35" East, 145.55 feet to a point of curvature;
6. northeasterly, along the arc of a tangent curve to the right having a radius of 635.00 feet, a central angle of 14°55'10", a long chord bearing of North 67°36'10" East, 164.88 feet, passing at an arc length of 87.73 the southern-most common corner of said The Ranches at Creekside Unit 4A and The Ranches at Creekside Unit 4B, plat of which is recorded as Document No. 349856 K.C.P.R., continuing for a total arc length of 165.35 feet to a point marking a southwesterly corner of Lot 914 of said The Ranches at Creekside Unit 4B;

THENCE, along the boundary of said Lot 914 the following seven (7) courses and distances:

1. North 75°03'45" East, 264.68 feet to a point of curvature;
2. northeasterly, along the arc of a tangent curve to the left having a radius of 565.00 feet, a central angle of 41°24'22", a long chord bearing of North 54°21'34" East, 399.48 feet, and a total arc length of 408.31 feet to a point of tangency;
3. North 33°39'23" East, 285.54 feet to a point for corner;
4. North 11°20'37" West, 64.50 feet to a point of curvature;
5. northwesterly, along the arc of a curve to the left having a radius of 603.00 feet, a central angle of 11°58'34", a long chord bearing of North 70°00'48" West, 125.81 feet, and a total arc length of 126.04 feet to a point of reverse curvature;
6. northwesterly, along the arc of a reverse curve to the right having a radius of 897.00 feet, a central angle of 13°30'29", a long chord bearing of North 69°14'50" West, 210.99 feet, and a total arc length of 211.48 feet to a point of tangency;
7. North 62°29'36" West, 97.89 feet to a point for corner in the southwesterly right-of-way line of Copper Creek (74' wide public right-of-way);

THENCE, North 27°30'24" East, 104.00 feet over and across said right-of-way and with the boundary of said The Ranches at Creekside Unit 4B to a point for corner in the northeasterly right-of-way line of said Cooper Creek;

THENCE, along the northeasterly right-of-way line of said Cooper Creek the following two (2) courses and distances:

1. North 62°29'36" West, 153.37 feet to a point of curvature;
2. northwesterly, along the arc of a tangent curve to the right having a radius of 843.00 feet, a central angle of 05°22'56", a long chord bearing of North 59°48'08" West, 79.16 feet, and a total arc length of 79.19 feet to a point marking the southern-most corner of Lot 909 of The Ranches at Creekside Unit 3A, plat of which is recorded in Volume 9, Page 224 K.C.P.R.;

THENCE, along the boundary of said The Ranches at Creekside Unit 3A the following eighteen (18) courses and distances:

1. North 38°37'10" East, 144.89 feet to a 1/2-inch iron rod found in the southwesterly right-of-way line of Cinnamon Creek (60' wide private right-of-way) for the northeast corner of Lot 45, Block 6;
2. southeasterly along said right-of-way line, along the arc of a curve to the left having a radius of 230.00 feet, a central angle of 16°51'39", a long chord bearing of South 48°21'27" East, 67.44 feet, and a total arc length of 67.68 feet to a 1/2-inch iron rod found for corner;
3. North 33°12'45" East, 60.00 feet over-and-across said right-of-way to a 1/2-inch iron rod found in the northeasterly right-of-way line of said Cinnamon Creek marking the southeast corner of Lot 15, Block 7;
4. North 21°09'51" East, 121.07 feet to a 1/2-inch iron rod found for an interior corner of said Lot 15;
5. North 79°09'37" East, 51.09 feet to a 1/2-inch iron rod found for a southeasterly corner of said Lot 15;
6. North 24°40'44" West, 31.83 feet to a 1/2-inch iron rod found for the eastern-most common corner of said Lot 15 and Lot 16;
7. North 50°35'48" East, 217.28 feet to a 1/2-inch iron rod found for an angle point of Lot 20;
8. North 33°15'38" East, 135.81 feet to a 1/2-inch iron rod found for an angle point of Lot 22;
9. North 59°46'31" East, 5.44 feet to a 1/2-inch iron rod found for the eastern-most corner of said Lot 22;
10. North 26°55'43" West, 25.19 feet to a 1/2-inch iron rod found for an angle point of Lot 22;
11. North 45°33'51" West, 145.51 feet to a point for corner in the easterly right-of-way of aforesaid Cinnamon Creek;
12. North 08°32'37" West, 60.06 feet to a point of curvature in the easterly right-of-way of said Cinnamon Creek;
13. northwesterly, along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 80°06'24", a long chord bearing of North 61°18'22" West, 25.74 feet, and a total arc length of 27.96 feet to a point of compound curvature in the easterly right-of-way of said Cinnamon Creek;



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14. northwesterly, along the arc of a compound curve to the right having a radius of 227.00 feet, a central angle of 03°05'45", a long chord bearing of North 22°49'02" West, 12.33 feet, and a total arc length of 12.33 feet to a 1/2-inch iron rod found for the southeast corner of Lot 15, Block 6 of said The Ranches at Creekside Unit 3A Subdivision;
15. North 28°13'37" East, 165.06 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 15;
16. North 72°00'02" West, 28.65 feet to a 1/2-inch iron rod found for an angle point of said Lot 15;
17. North 52°30'00" West, 350.99 feet to a 1/2-inch iron rod found for the northern-most common corner of Lot 10 and Lot 11;
18. South 73°40'23" West, 99.04 feet to a point marking the southeastern-most corner of Lot 15, Block 5 of The Ranches at Creekside Unit 1 – Phase 2B, plat of which is recorded in Volume 9, Page 54 K.C.P.R.;

THENCE, along the boundary of said The Ranches at Creekside Unit 1 – Phase 2B the following seven (7) courses and distances:

1. North 37°00'00" East, 91.33 feet to the eastern-most common corner of Lot 15 and 16;
2. North 22°27'46" East, 52.54 feet to the northeast corner of said Lot 16;
3. North 65°30'00" East, 210.76 feet along the southeasterly lines of Lots 20-22 to a 1/2-inch iron rod found in the southwesterly right-of-way line of Boulder Creek (54' wide private right-of-way);
4. southeasterly along said right-of-way line, along the arc of a curve to the right having a radius of 222.00 feet, a central angle of 06°04'13", a long chord bearing of South 21°34'28" East, 23.51 feet, and a total arc length of 23.52 feet to a 1/2-inch iron rod found for corner;
5. North 71°27'39" East, 54.00 feet over-and-across said right-of-way to a 1/2-inch iron rod found in the northeasterly right-of-way line of said Boulder Creek;
6. North 76°00'00" East, 138.16 feet to a cotton spindle found marking the southeast corner of Lot 42, Block 4;
7. North 16°00'00" West, at 283.03 feet passing the eastern-most common corner of aforementioned Lot 905, Block 4 of The Ranches at Creekside Unit 1 – Phase 2A, continuing for a total distance of 307.58 feet to an angle point of said Lot 905;

THENCE, North 00°10'47" East, 25.00 feet along the easterly line of said Lot 905 to the POINT OF BEGINNING, containing 195.790 acres of land in Kendall County, Texas as shown on Drawing No. 15719 filed under Job No. 16502-0001-00 in the office of JONES | CARTER, San Antonio, Texas.

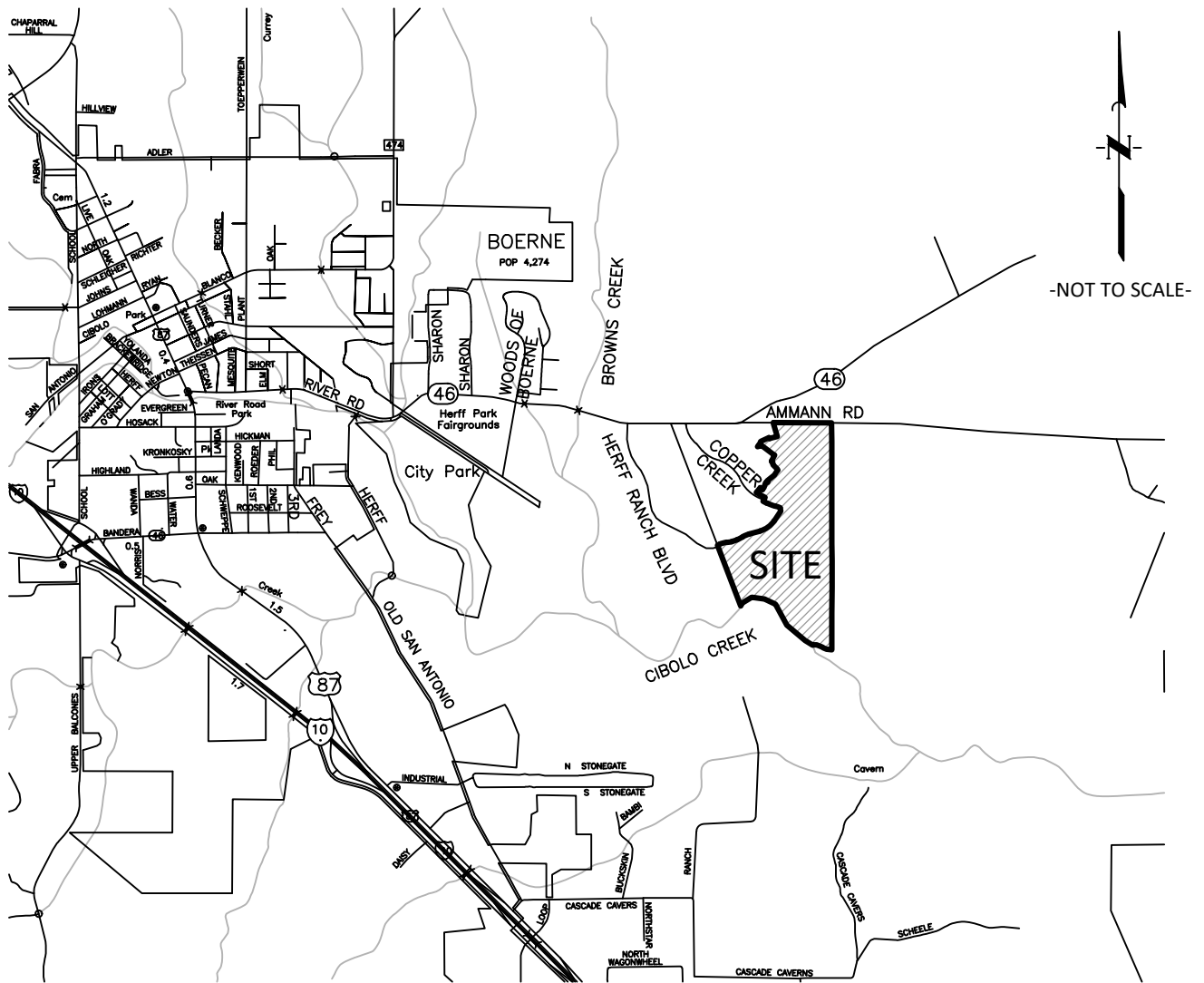
**Note:** The bearings, distances, and areas shown hereon are Texas State Coordinate System GRID, South Central Zone (NAD'83), as determined by Global Positioning System (GPS). The scale factor is 0.99982951. The unit of linear measurement is U.S. Survey Feet. Please review the record instruments cited herein to compare the survey bearings and distances with the record calls.



JONES | CARTER, INC.  
Texas Board of Professional Land Surveyors Registration No. 100461-05

*Troy A. Trobaugh*  
Troy A. Trobaugh  
Registered Professional Land Surveyor #6241  
Signature Date: April 9, 2021





## RANCHES AT CREEKSIDE PID BOUNDARY LOCATION MAP



**JONES | CARTER**

Texas Board of Professional Engineers Registration No. F-439  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337