ORDINANCE NO. 2016-12

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY

WHEREAS, the City Council of the City of Boerne, Texas has found it necessary and in the public interest to expand the city limits of the City of Boerne to include the area referred to in this proposed annexation plan, so that the City will grow in an orderly manner, and that the residents both present and future, of the annexed area will be provided services; and

WHEREAS, said tract of land is adjacent to the City of Boerne boundaries, or is within the extra-territorial jurisdiction of the City of Boerne, or is already contiguous to the City of Boerne on at least two sides, or the area being annexed is not less than 1000 feet wide in the narrowest point; and

WHEREAS, on the 12th day of January, 2016, and the 26th day of January, 2016, Public Hearings were held at 6:00 p.m. in the Council Chambers of the Police Department/ Municipal Court building. The purpose of the Public Hearings was to give all interested persons the right to appear and be heard on the proposed annexation of 3.537 acres of land, more or less, by the City of Boerne, Texas, more fully described in "Exhibit A", attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

Section 1: That the territory described in "Exhibit A" attached hereto is hereby annexed into the City of Boerne, Kendall County, Texas, and that the boundary limits of the City of Boerne are hereby extended to include the territory described in "Exhibit A" within the city limits and the same shall hereafter be included within the territorial limits of said City, and said land and future inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City, and shall be bound by the acts and ordinances of said City.

Section 2: The City Secretary is hereby directed to file with the County Clerk of Kendall County, Texas, and other appropriate officials and agencies, as required by the State and Federal law and City annexation procedures, a certified copy of this ordinance.

PASSED and APPROVED on first reading this the 9th day of February, 2016.

PASSED, APPROVED, and ADOPTED on second reading this the 23rd day of February, 2016.

APPROVED:

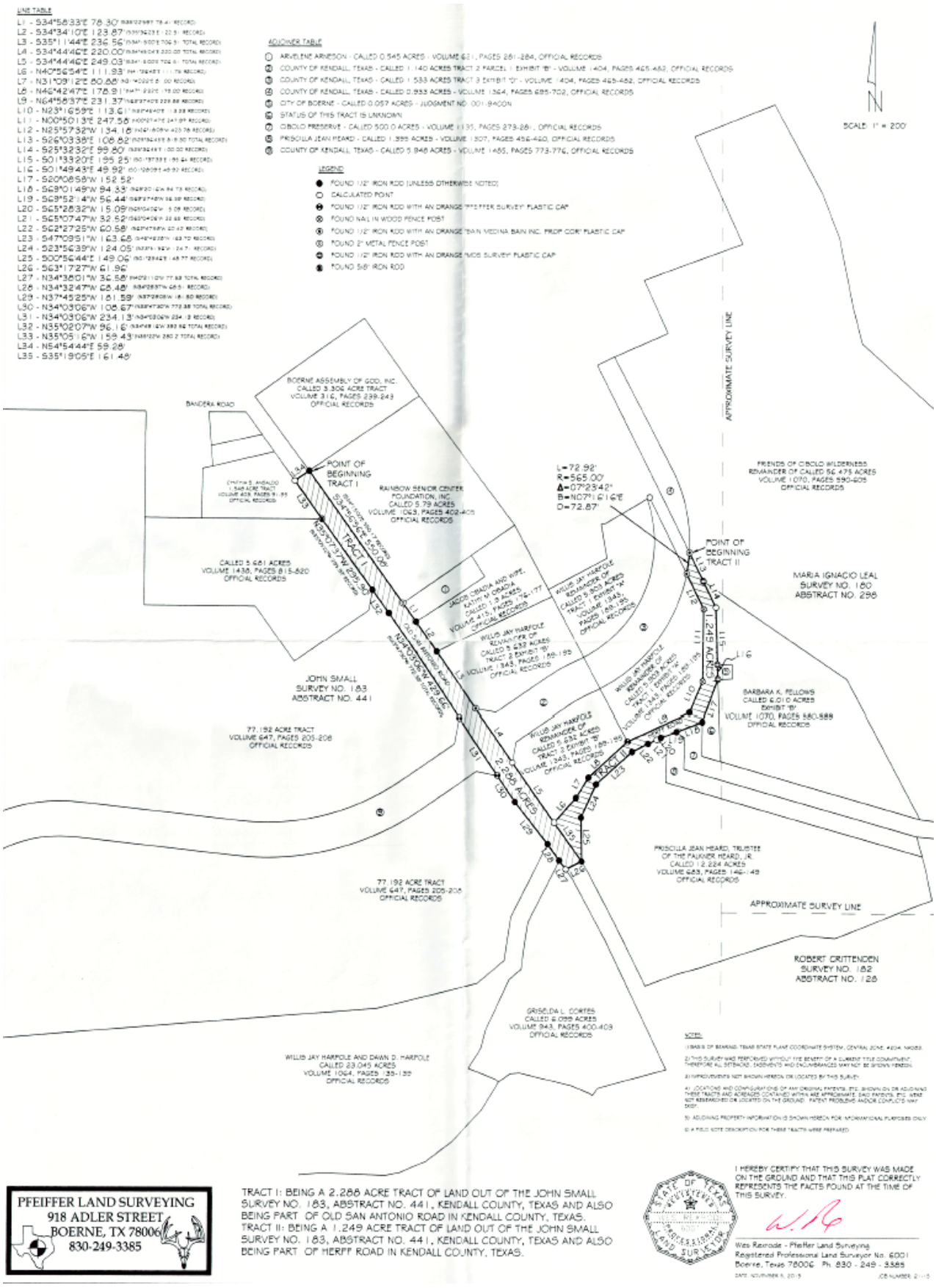
s/s Michael D. Schultz
Mayor

ATTEST:

s/s Lori A. Carroll
City Secretary

APPROVED AS TO FORM:

s/s Kirsten B. Cohoon
City Attorney


LINE TABLE
L1 - S34°58'33"E 78.30'
L2 - S34°34'10"E 123.87'
L3 - S35°11'44"E 236.56'
L4 - S34°44'46"E 220.00'
L5 - S34°44'46"E 249.03'
L6 - N40°56'54"E 111.93'
L7 - N31°09'12"E 80.88'
L8 - N46°42'47"E 178.91'
L9 - N64°58'37"E 231.37'
L10 - N23°16'59"E 113.61'
L11 - N00°50'13"E 247.56'
L12 - N25°57'32"W 134.16'
L13 - S26°03'38"E 108.82'
L14 - S25°32'32"E 99.80'
L15 - S01°33'20"E 195.25'
L16 - S01°48'43"E 49.92'
L17 - S20°08'58"W 152.52'
L18 - S63°01'48"W 84.33'
L19 - S63°52'14"W 56.44'
L20 - S65°28'32"W 15.09'
L21 - S65°07'47"W 32.52'
L22 - S62°27'25"W 60.58'
L23 - S47°09'51"W 163.66'
L24 - S23°56'39"W 124.05'
L25 - S00°56'44"E 149.06'
L26 - S63°17'27"W 61.96'
L27 - N34°38'01"W 36.58'
L28 - N34°32'47"W 68.48'
L29 - N37°45'25"W 181.59'
L30 - N34°03'06"W 105.67'
L31 - N34°03'06"W 234.13'
L32 - N35°02'07"W 96.16'
L33 - N35°05'16"W 158.43'
L34 - N54°54'44"E 59.28'
L35 - S35°19'05"E 161.48'
ADJOINER TABLE
1 ARVELENE ARNESON - CALLED 0.545 ACRES - VOLUME 621, PAGES 281-284, OFFICIAL RECORDS
2 COUNTY OF KENDALL, TEXAS - CALLED 1.140 ACRES TRACT 2 PARCEL 1 EXHIBIT "B" - VOLUME 1404, PAGES 465-468, OFFICIAL RECORDS
3 COUNTY OF KENDALL, TEXAS - CALLED 1.538 ACRES TRACT 3 EXHIBIT "D" - VOLUME 1404, PAGES 465-482, OFFICIAL RECORDS
4 COUNTY OF KENDALL, TEXAS - CALLED 0.933 ACRES - VOLUME 1364, PAGES 685-702, OFFICIAL RECORDS
5 CITY OF BOERNE - CALLED 0.057 ACRES - JUDGMENT NO. 001-94CON
6 STATUS OF THIS TRACT IS UNKNOWN
7 CIBOLO PRESERVE - CALLED 500.0 ACRES - VOLUME 1131, PAGES 273-281, OFFICIAL RECORDS
8 PRISCILLA JEAN HEARD - CALLED 1.395 ACRES - VOLUME 1307, PAGES 456-460, OFFICIAL RECORDS
9 COUNTY OF KENDALL, TEXAS - CALLED 5.946 ACRES - VOLUME 1485, PAGES 773-776, OFFICIAL RECORDS
LEGEND
FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
CALCULATED POINT
FOUND 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP
FOUND NAIL IN WOOD FENCE POST
FOUND 1/2" IRON ROD WITH AN ORANGE "DAN MEDINA BAIN INC. PROP CORP" PLASTIC CAP
FOUND 2" METAL FENCE POST
FOUND 1/2" IRON ROD WITH AN ORANGE "MOS SURVEY" PLASTIC CAP
FOUND 5/8" IRON ROD
SCALE: 1" = 200'
N
BOERNE ASSEMBLY OF GOD, INC.
CALLED 3.306 ACRE TRACT
VOLUME 316, PAGES 239-243
OFFICIAL RECORDS
BANDERA ROAD
POINT OF BEGINNING TRACT I
RAINBOW SENIOR CENTER FOUNDATION, INC.
CALLED 5.79 ACRES
VOLUME 1069, PAGES 402-405
OFFICIAL RECORDS
CALLED 5.681 ACRES
VOLUME 1436, PAGES 815-820
OFFICIAL RECORDS
JACOB LINDIA AND WIFE, KATHY M. LINDIA
CALLED 1.3 ACRES
VOLUME 415, PAGES 176-177
OFFICIAL RECORDS
WILLIS JAY HARPOLE REMAINDER OF CALLED 5.903 ACRES TRACT 1 EXHIBIT "A" VOLUME 1343, PAGES 189-195 OFFICIAL RECORDS
WILLIS JAY HARPOLE REMAINDER OF CALLED 5.633 ACRES TRACT 2 EXHIBIT "B" VOLUME 1343, PAGES 189-195 OFFICIAL RECORDS
JOHN SMALL SURVEY NO. 183 ABSTRACT NO. 441
77.192 ACRE TRACT VOLUME 647, PAGES 205-208 OFFICIAL RECORDS
TRACT I
2.288 ACRES
TRACT II
1.249 ACRES
POINT OF BEGINNING TRACT II
L=72.92'
R=565.00'
Δ=07°23'42"
B=N07°16'16"E
D=72.87'
APPROXIMATE SURVEY LINE
FRIENDS OF CIBOLO WILDERNESS REMAINDER OF CALLED 56.475 ACRES VOLUME 1070, PAGES 590-605 OFFICIAL RECORDS
MARIA IGNACIO LEAL SURVEY NO. 180 ABSTRACT NO. 298
BARBARA K. FELLOWS CALLED 6.010 ACRES EXHIBIT "B" VOLUME 1070, PAGES 580-589 OFFICIAL RECORDS
PRISCILLA JEAN HEARD, TRUSTEE OF THE FAULKNER HEARD, JR. CALLED 12.224 ACRES VOLUME 663, PAGES 146-149 OFFICIAL RECORDS
APPROXIMATE SURVEY LINE
ROBERT CRITTENDEN SURVEY NO. 182 ABSTRACT NO. 126
GRISELDA L. CORTES CALLED 6.099 ACRES VOLUME 943, PAGES 400-403 OFFICIAL RECORDS
WILLIS JAY HARPOLE AND DAWN D. HARPOLE CALLED 23.045 ACRES VOLUME 1064, PAGES 139-139 OFFICIAL RECORDS
NOTES:
1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4204, NAD83.
2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACK, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3) IMPROVEMENTS NOT SHOWN HEREON OR LOCATED BY THIS SURVEY.
4) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL PATENTS, ETC. SHOWN ON OR ADJOINING THESE TRACTS AND ACREAGES CONTAINED WITHIN ARE APPROXIMATE. SAID PATENTS, ETC. WERE NOT RESEARCHED OR LOCATED ON THE GROUND. PATENT PROBLEMS AND/OR CONFLICTS MAY EXIST.
5) ADJOINING PROPERTY INFORMATION IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
6) A FIELD NOTE DESCRIPTION FOR THESE TRACTS WERE PREPARED.
PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
TRACT I: BEING A 2.288 ACRE TRACT OF LAND OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS AND ALSO BEING PART OF OLD SAN ANTONIO ROAD IN KENDALL COUNTY, TEXAS.
TRACT II: BEING A 1.249 ACRE TRACT OF LAND OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS AND ALSO BEING PART OF HERFF ROAD IN KENDALL COUNTY, TEXAS.
STATE OF TEXAS
REGISTERED
WES REECRODE
6001
PROFESSIONAL
LAND SURVEYOR
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.
Wes Reecrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385
DATE: NOVEMBER 5, 2015
JOB NUMBER: 2015

PFEIFFER LAND SURVEYING
918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

TRACT I
FIELD NOTES FOR A 2.288 ACRE TRACT OF LAND

Being a **2.288 acre** tract of land out of the John Small Survey No. 183, Abstract No. 411, Kendall County, Texas and also being part of Old San Antonio Road in Kendall County, Texas, said **2.288 acre** tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the northeast right-of-way line of Old San Antonio Road for the south corner of a called 3.306 acre tract of land recorded in Volume 316, Pages 239-243, Official Records, the west corner of a called 5.79 acre tract of land recorded in Volume 1063, Pages 402-405, Official Records, Kendall County, Texas and the north corner of the herein described tract;

Thence, with the northeast right-of-way line of Old San Antonio Road and the southwest line of said 5.79 acre tract, **South 34 degrees 56 minutes 56 seconds East**, a distance of **550.08 feet** to a 2" metal fence post found for the south corner of said 5.79 acre tract and the west corner of a called 0.545 acre tract of land recorded in Volume 621, Pages 281-284, Official Records, Kendall County, Texas;

Thence, with the northeast right-of-way line of Old San Antonio Road and the southwest line of said 0.545 acre tract, **South 34 degrees 58 minutes 33 seconds East**, a distance of 78.30 feet to a 1/2" iron rod found for the south corner of said 0.545 acre tract and the westernmost corner of a called 1.9 acre tract of land recorded in Volume 415, Pages 176-177, Official Records, Kendall County, Texas;

Thence, with the northeast right-of-way line of Old San Antonio Road and the southwest line of said 1.9 acre tract, **South 34 degrees 34 minutes 10 seconds East**, a distance of **123.87 feet** to a 1/2" iron rod found for the south corner of said 1.9 acre tract and the west corner of a called 5.632 acre tract of land "Tract 2 Exhibit B" recorded in Volume 1343, Pages 189-195, Official Records, Kendall County, Texas;

Thence, with the northeast right-of-way line of Old San Antonio Road and the southwest line of said 5.632 acre tract, **South 35 degrees 11 minutes 44 seconds East**, a distance of **236.56 feet** to a 1/2" iron rod found with an orange "BAIN MEDINA BAIN INC. PROP COR" plastic cap for the west corner of a called 1.140 acre tract of land recorded in Volume 1404, Pages 465-482, Official Records, Kendall County, Texas;

Thence, with the northeast right-of-way line of Old San Antonio Road and the southwest line of said 1.140 acre tract, **South 34 degrees 44 minutes 46 seconds East**, a distance of **220.00 feet** to a calculated point for the south corner of said 1.140 acre tract;

Thence, with the northeast right-of-way line of Old San Antonio Road and the southwest line of said 5.632 acre tract, **South 34 degrees 44 minutes 46 seconds East**, a distance of **249.03 feet** to a calculated point for the south corner of said 5.632 acre tract;

Thence, generally along the apparent northeast right-of-way line of Old San Antonio Road and an apparent southwest right-of-way line of Herff Road, **South 35 degrees 19 minutes 05 seconds East**,

a distance of **161.48 feet** to a 1/2" iron rod found for the westernmost corner of a called 12.224 acre tract of land recorded in Volume 683, Pages 146-149, Official Records, Kendall County, Texas and the east corner of the herein described tract;

Thence, crossing Old San Antonio Road, **South 63 degrees 17 minutes 27 seconds West**, a distance of **61.96 feet** to a calculated point in the southwest right-of-line of Old San Antonio Road and the northeast line of a called 6.099 acre tract of land recorded in Volume 943, Pages 400-403, Official Records, Kendall County, Texas for the south corner of the herein described tract;

Thence, with the southwest right-of-way line of Old San Antonio Road and the northeast line of said 6.099 acre tract, **North 34 degrees 38 minutes 01 seconds West**, a distance of **36.58 feet** to a 1/2" iron rod found for the north corner of said 6.099 acre tract and the easternmost corner of a called 23.045 acre tract of land recorded in Volume 1064, Pages 135-139, Official Records, Kendall County, Texas;

Thence, with the southwest right-of-way line of Old San Antonio Road and a northeast line of said 23.045 acre tract, **North 34 degrees 32 minutes 47 seconds West**, a distance of **68.48 feet** to a 1/2" iron rod found for the north corner of said 23.045 acre tract and the easternmost corner of a called 77.192 acre tract of land recorded in Volume 647, Pages 205-208, Official Records, Kendall County, Texas;

Thence, with the southwest right-of-way line of Old San Antonio Road and multiple northeast lines of said 77.192 acre tract the following two (2) courses and distances:

North 37 degrees 45 minutes 25 seconds West, a distance of **181.59 feet** to a 1/2" iron rod found;

and **North 34 degrees 03 minutes 06 seconds West**, a distance of **108.67 feet** to a 1/2" iron rod found with an orange "PFEIFFER SURVEY" plastic cap for the southeast corner of a called 5.948 acre tract of land recorded in Volume 1485, Page 773-776, Official Records, Kendall County, Texas;

Thence, with the southwest right-of-way line of Old San Antonio Road and the northeast line of said 5.948 acre tract, **North 34 degrees 03 minutes 06 seconds West**, a distance of **234.13 feet** to a 1/2" iron rod found with an orange "PFEIFFER SURVEY" plastic cap for the northeast corner of said 5.948 acre tract;

Thence, with the southwest right-of-way line of Old San Antonio Road and multiple northeast lines of said 77.192 acre tract the following two (2) courses and distances:

North 34 degrees 03 minutes 06 seconds West, a distance of **429.66 feet** to a 1/2" iron rod found;

and **North 35 degrees 02 minutes 07 seconds West**, a distance of **96.16 feet** to a 1/2" iron rod found for the easternmost corner of a called 5.681 acre tract of land recorded in Volume 1438, Pages 815-820, Official Records, Kendall County, Texas;

Thence, with the southwest right-of-way line of Old San Antonio Road and the northeast line of said 5.681 acre tract, **North 35 degrees 07 minutes 37 seconds West**, a distance of **295.90 feet** to a 5/8" iron rod found for the northeast corner of said 5.681 acre tract and the southeast corner of a called 1.548 acre tract of land recorded in Volume 403, Pages 91-95, Official Records, Kendall County, Texas;

Thence, with the southwest right-of-way line of Old San Antonio Road and the northeast line of said 1.548 acre tract, **North 35 degrees 05 minutes 16 seconds West**, a distance of **159.43 feet** to a calculated point for the west corner of the herein described tract;

Thence, crossing Old San Antonio Road, **North 54 degrees 54 minutes 44 seconds East,** a distance of **59.28 feet** to the **Point of Beginning** containing **2.288 acres** of land.

Note: This description is based on an on the ground survey performed in November of 2015. The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83. A survey drawing of the above described tract was prepared.

Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 21-15 (2.288 Acre Tract)

PFEIFFER LAND SURVEYING
918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

TRACT II
FIELD NOTES FOR A 1.249 ACRE TRACT OF LAND

Being a **1.249 acre** tract of land out of the John Small Survey No. 183, Abstract No. 411, Kendall County, Texas and also being part of Herff Road in Kendall County, Texas, said **1.249 acre** tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron found with an orange "BAIN MEDINA BAIN INC. PROP COR" plastic cap in the northeast right-of-way line of Herff Road, the southwest line of a called 56.475 acre tract of land recorded in Volume 1070, Pages 590-605, Official Records, Kendall County, Texas for the south corner of a called 0.933 acre tract of land recorded in Volume 1364, Pages 695-702, Official Records, Kendall County, Texas and the north corner of the herein described tract;

Thence, with the northeast right-of-way line of Herff Road and the southwest line of said 56.475 acre tract, **South 26 degrees 03 minutes 38 seconds East**, a distance of **108.82 feet** to a 1/2" iron rod found with an orange "MDS SURVEY" plastic cap for an angle of said 56.475 acre tract and the northernmost corner of a called 6.010 acre tract of land recorded in Volume 1070, Pages 580-589, Official Records, Kendall County, Texas;

Thence, with the northeast right-of-way line of Herff Road and multiple westerly lines of said 6.010 acre tract the following two (2) courses and distances:

South 25 degrees 32 minutes 32 seconds East, a distance of **99.80 feet** to a calculated point;

and **South 01 degrees 33 minutes 20 seconds East**, a distance of **195.25 feet** to a 1/2" iron rod found with an orange "MDS SURVEY" plastic cap for a corner of said 6.010 acre tract and the northwest corner of a called 0.057 acre tract of land recorded in Judgment No. 001-94CON, Kendall County, Texas;

Thence, with the east right-of-way line of Herff Road and the west line of said 0.057 acre tract, **South 01 degrees 49 minutes 43 seconds East**, a distance of **49.92 feet** to a 1/2" iron rod found with an orange "MDS SURVEY" plastic cap for the southwest corner of said 0.057 acre tract and a corner of said 6.010 acre tract;

Thence, South 20 degrees 08 minutes 58 seconds West, a distance of **152.52 feet** to a 1/2" iron rod found for the north corner of a called 500.0 acre tract of land recorded in Volume 1135, Page 273-281, Official Records, Kendall County, Texas;

Thence, with the southeast right-of-way line of Herff Road and the northwest line of said 500.0 acre tract, **South 69 degrees 01 minutes 49 seconds West**, a distance of **94.33 feet** to a 1/2" iron rod found for the westernmost corner of said 500.0 acre tract and the north corner of a called 1.395 acre tract of land recorded in Volume 1307, Pages 456-460, Official Records, Kendall County, Texas;

Thence, with the southeast right-of-way line of Herff Road and multiple northwesterly lines of said 1.395 acre tract, the following two (2) courses and distances:

South 69 degrees 52 minutes 14 seconds West, a distance of **56.44 feet** to a 1/2" iron rod found;

and **South 65 degrees 28 minutes 32 seconds West**, a distance of **15.09 feet** to a calculated point for the westernmost corner of said 1.395 acre tract and the northernmost corner of a called 12.224 acre tract of land recorded in Volume 683, Pages 146-149, Official Records, Kendall County, Texas;

Thence, with the southeast right-of-way line of Herff Road and multiple northwesterly lines of said 12.224 acre tract the following five (5) courses and distances:

South 65 degrees 07 minutes 47 seconds West, a distance of **32.52 feet** to a 1/2" iron rod found;

South 62 degrees 27 minutes 25 seconds West, a distance of **60.58 feet** to a 1/2" iron rod found;

South 47 degrees 09 minutes 51 seconds West, a distance of **163.68 feet** to a 1/2" iron rod found;

South 23 degrees 56 minutes 39 seconds West, a distance of **124.05 feet** to a 1/2" iron rod found;

and **South 00 degrees 56 minutes 44 seconds East**, a distance of **149.06 feet** to a 1/2" iron rod found for the westernmost corner of said 12.224 acre tract and south corner of the herein described tract;

Thence, generally along the apparent northeast right-of-way line of Old San Antonio Road and an apparent southwest right-of-way line of Herff Road, **North 35 degrees 19 minutes 05 seconds West**, a distance of **161.48 feet** to a calculated point for the south corner of a called 5.632 acre tract of land "Tract 2 Exhibit B" recorded in Volume 1343, Pages 189-195, Official Records, Kendall County, Texas and the westernmost corner of the herein described tract;

Thence, with the northwest right-of-way line of Herff Road and multiple southeasterly lines of said 5.632 acre tract the following three (3) courses and distances:

North 40 degrees 56 minutes 54 seconds East, a distance of **111.93 feet** to a 1/2" iron rod found;

North 31 degrees 09 minutes 12 seconds East, a distance of **80.88 feet** to a 1/2" iron rod found;

and **North 46 degrees 42 minutes 47 seconds East**, a distance of **178.91 feet** to a 1/2" iron rod found with an orange "PFEIFFER SURVEY" plastic cap for the east corner of said 5.632 acre tract and the south corner of a called 5.903 acre tract of land "Tract 1 Exhibit A" recorded in Volume 1343, Pages 189-195, Official Records, Kendall County, Texas;

Thence, with the northwest right-of-way line of Herff Road and multiple southeast lines of said 5.903 acre tract the following four (4) courses and distances:

North 64 degrees 58 minutes 37 seconds East, a distance of **231.37 feet** to a 1/2" iron rod found;

North 23 degrees 16 minutes 59 seconds East, a distance of **113.61 feet** to a nail found in a wood fence post;

North 00 degrees 50 minutes 13 seconds East, a distance of **247.58 feet** to a nail found in a wood fence post;

and **North 25 degrees 57 minutes 32 seconds West**, a distance of **134.18 feet** to a 1/2" iron found with an orange "BAIN MEDINA BAIN INC. PROP COR" plastic cap for the east corner of a called 1.533 acre tract of land "Tract 3 Exhibit D" recorded in Volume 1404, Pages 465-482, Official Records, Kendall County, Texas and being the beginning of a curve to the left, with a radius of **565.00 feet**, a central angle of **07 degrees 23 minutes 42 seconds** and a chord which bears **North 07 degrees 16 minutes 16 seconds East**, a distance of **72.87 feet**;

Thence, crossing Herff Road, along said curve to the left, an arc distance of **72.92 feet** to the **Point of Beginning** containing **1.249 acres** of land.

Note: This description is based on an on the ground survey performed in November of 2015. The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83. A survey drawing of the above described tract was prepared.

Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 21-15 (1.249 Acre Tract)