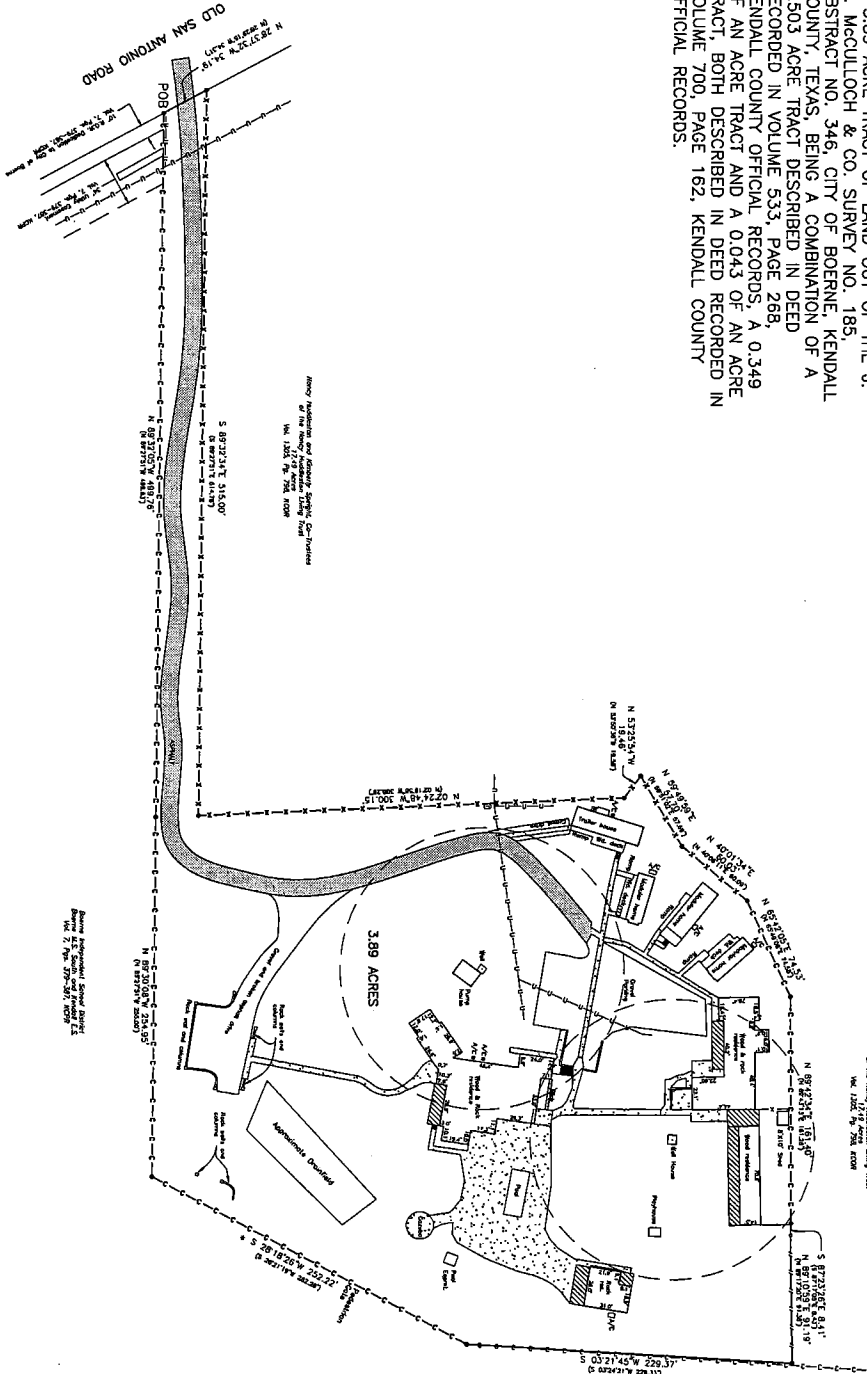
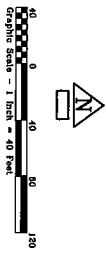


A 3.89 ACRE TRACT OF LAND OUT OF THE J. M. McCULLOCH & CO. SURVEY NO. 185, ABSTRACT NO. 346, CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING A COMBINATION OF A 3.503 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 533, PAGE 268, KENDALL COUNTY OFFICIAL RECORDS, A 0.349 OF AN ACRE TRACT AND A 0.043 OF AN ACRE TRACT, BOTH DESCRIBED IN DEED RECORDED IN VOLUME 700, PAGE 162, KENDALL COUNTY OFFICIAL RECORDS.



1. The bearings were taken with a Leica Total Station.
2. The distances were measured with a Leica Total Station.
3. The monumentation was set in accordance with the Texas Surveying Act.
4. The monumentation was set in accordance with the Texas Surveying Act.
5. The monumentation was set in accordance with the Texas Surveying Act.
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18. The monumentation was set in accordance with the Texas Surveying Act.
19. The monumentation was set in accordance with the Texas Surveying Act.
20. The monumentation was set in accordance with the Texas Surveying Act.



**Schwartz**  
Land Surveying &  
Development, Inc.  
723 NORTH MAIN, BOERNE, TEXAS 78009  
Phone: 281-251-1111  
Fax: 281-251-1112  
www.schwartzland.com

1 certify to Patricia A. Long, Leila Long, A Long  
Soy, LLC, Patricia Lopez and Gerald Tiller that  
the monumentation shown on this survey is in  
conformance with the Texas Surveying Act and  
the rules and regulations of the Texas Board of  
Surveying. I am a duly licensed Professional  
Surveyor in the State of Texas. My license  
number is 10000. I am not aware of any  
circumstances or circumstances known to  
me that would prevent me from providing  
this certification.

Patricia A. Long  
Leila Long  
A Long Soy, LLC  
Land Surveyor No. 4700

METES AND BOUNDS DESCRIPTION  
137 OLD SAN ANTONIO ROAD, BOERNE, TEXAS 78006

Description of a 3.89 acre tract of land out of the J. M. McCulloch Survey Number 185, Abstract Number 346, City of Boerne, Kendall County, Texas being a combination of a 3.503 acre tract described in deed recorded in Volume 533, Page 268, Kendall County Official Records, a 0.349 of an acre tract and a 0.043 of an acre tract, both described in deed recorded in Volume 700, Page 162, Kendall County Official Records; said 3.89 acre tract being more fully described as follows:

Beginning at an existing ½" steel rod in a northeast line of Old San Antonio Road for the southwest corner of this tract, said steel rod being the southwest corner of the above mentioned 0.349 of an acre tract and the northwest corner of a 10 foot wide strip of land dedicated to the City of Boerne as right-of-way as shown on Development Plat recorded in Volume 7, Pages 379 - 387, Kendall County Plat Records;

Thence, with the northeast line of Old San Antonio Road and the southwest line of said 0.349 of an acre tract, North 28 degrees 37 minutes 32 seconds West, 34.19 feet (record: N 28°29'15"W, 34.31 feet) to an existing ½" steel rod being the northwest corner of said 0.349 of an acre tract and the southwest corner of the Nancy Huddleston and Kimberly Speight, Co-Trustees of the Nancy Huddleston Living Trust 17.49 acre tract described in deed recorded in Volume 1305, Page 798, Kendall County Official Records, for the western northwest corner of this tract;

Thence, along a fence with the north line of said 0.349 of an acre tract and a south line of said Huddleston tract, South 89 degrees 32 minutes 34 seconds East, 515.00 feet (record: S 89°27'51"E, 514.78 feet) to an existing ½" steel rod being the northeast corner of said 0.349 of an acre tract, southeast corner of said Huddleston tract and in a west line of said 3.503 acre tract, for a re-entrant corner of this tract;

Thence, along fences with western and northern lines of said 3.503 acre tract and eastern and southern lines of said Huddleston tract as follows:

- North 02 degrees 24 minutes 48 seconds West, 300.15 feet (record: N 02°19'58"W, 300.26 feet) to an existing ½" steel rod,

- North 53 degrees 25 minutes 54 seconds West, 19.46 feet (record: N 53°50'36"W, 19.58 feet) to an existing ½" steel rod,
- North 59 degrees 49 minutes 59 seconds East, 57.70 feet (record: N 59°51'02"E, 57.69 feet) to an existing ½" steel rod,
- North 40 degrees 01 minutes 34 seconds East, 60.03 feet (record: N 40°06'11"E, 60.09 feet) to an existing ½" steel rod,
- North 65 degrees 42 minutes 05 seconds East, 74.53 feet (record: N 65°49'08"E, 74.58 feet) to an existing ½" steel rod and
- North 89 degrees 42 minutes 34 seconds East, 161.40 feet (record: N 89°43'13"E, 161.26 feet) to an existing ½" steel rod being a northeast corner of said 3.503 acre tract and the northwest corner of said 0.043 of an acre tract;

Thence, along a wood fence with north lines of said 0.043 of an acre tract and south lines of said Huddleston tract, South 87 degrees 23 minutes 26 seconds East, 8.41 feet (record: S 87°17'05"E, 8.43 feet) to a ½" steel rod set<sup>1</sup> and North 89 degrees 10 minutes 59 seconds East, 91.19 feet (record: N 89°17'20"E, 91.38 feet) to an existing ½" steel rod being the northeast corner of said 0.043 acre tract, a southeast corner of said Huddleston tract and in a west line of the Boerne Independent School District tract as shown on the above mentioned Development Plat titled Boerne M.S. South and Kendall E.S. recorded in Volume 7, Pages 379 - 387, Kendall County Plat Records, for the northeast corner of this tract;

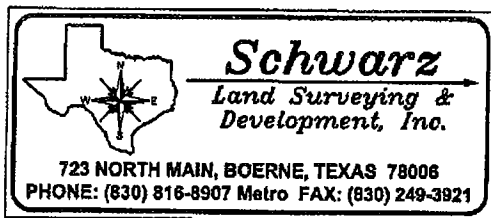
Thence, along a chain link fence with the east line of said 0.043 of an acre tract, east and south lines of said 3.503 acre tract and the south line of said 0.349 of an acre tract and west and north lines of said Boerne Independent School District tract as follows:

- South 03 degrees 21 minutes 45 seconds West, 229.37 (record: S 03°21'45"W, 229.37 feet) to an existing ½" steel rod,
- South 28 degrees 18 minutes 26 seconds West<sup>2</sup>, 252.22 feet (record: S 28°21'19"W, 252.28 feet) to an existing ½" steel rod,
- North 89 degrees 30 minutes 08 seconds West, 254.95 feet (record: N 89°27'51"W, 255.00 feet) to an existing ½" steel rod being the southwest corner of said 3.503 acre tract

and

- North 89 degrees 32 minutes 05 seconds West, passing the end of said fence at approximately 468 feet, a total distance of 499.76 feet (record: N 89°27'51"W, 499.63 feet) to the place of beginning and containing 3.89 acres of land.<sup>3</sup>

I, James E. Schwarz, a Registered Professional Land Surveyor, hereby certify that the above description is from a survey made on the ground under my supervision on February 4-9, 2016.



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James E. Schwarz  
Registered Professional  
Land Surveyor No. 4760  
Job No. 16-015  
Firm License No. 10132600

1. All ½" steel rods set have a red plastic cap stamped "SCHWARZ 4760".
2. This bearing, used as the bearing basis for this survey, was established by GPS.
4. A plat of this tract has been prepared.

February 10, 2016 (4:24pm)

PCL XL error

Warning: IllegalMediaSize