



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021
OPEN SESSION

SUBJECT	Commissioners Court Meeting Minutes
DEPARTMENT & PERSON MAKING REQUEST	County Clerk's Office Sally Peters, Deputy Clerk/Administrative Assistant
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	1 minute
WORDING OF AGENDA ITEM	Consideration and action on approval of the Minutes for October 25, 27, and November 1, 2021.
REASON FOR AGENDA ITEM	To approve the Minutes from the previous Commissioners Court meetings.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	FY2022 Budget Amendments
DEPARTMENT & PERSON MAKING REQUEST	County Auditor's Office Corinna Speer, County Auditor
PHONE # OR EXTENSION #	830-249-9343 Ext. 240
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of amending the FY2022 budget through certification of new revenue and regular budget adjustments.
REASON FOR AGENDA ITEM	To correctly allocate funds needed in the budget.
IS THERE DOCUMENTATION	Yes Financial Transparency Link / County Auditor Web Page
WHO WILL THIS AFFECT?	Department budgets that needed an amendment
ADDITIONAL INFORMATION	None

TO: KENDALL COUNTY COMMISSIONERS COURT

FROM: COUNTY AUDITOR'S OFFICE

DATE: NOVEMBER 8, 2021

THE FOLLOWING BUDGET AMENDMENTS TRANSFER BUDGETED FUNDS FROM ONE LINE ITEM TO ANOTHER.

COUNTY ENGINEER:

10-402-55530	OFFICE FURNITURE	+	3,809
10-402-53330	OPERATING	+	1,205
10-401-56040	CONTINGENCIES - RADIO EQUIPMENT	-	5,014

CRIMINAL DISTRICT ATTORNEY:

10-470-55530	OFFICE FURNITURE	+	3,352
10-470-53330	OPERATING	+	518
10-401-56040	CONTINGENCIES - RADIO EQUIPMENT	-	3,870

COUNTY SHERIFF:

10-560-55200	VEHICLE PURCHASE - TOTAL VALUE	+	516,832
10-560-55900	OTHER CAPITAL OUTLAY	+	1,651
10-560-53330	OPERATING	-	1,651
10-401-56040	CONTINGENCIES - RADIO EQUIPMENT	-	516,832

TO: KENDALL COUNTY COMMISSIONERS COURT

FROM: COUNTY AUDITOR'S OFFICE

DATE: NOVEMBER 8, 2021

THE FOLLOWING BUDGET AMENDMENT WILL INCREASE THE GENERAL FUND BUDGET THROUGH CERTIFICATION OF A NEW REVENUE SOURCE.

REVENUE:

10-361-46010	CONTRIBUTIONS	+	50,000
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EXPENSE:

10-438-51030	ASSISTANTS	+	2,183
10-438-51055	CLERK	+	42
10-438-51090	SUPERVISORY	+	505
10-438-52010	SOCIAL SECURITY TAXES	+	1,206
10-438-52030	RETIREMENT	+	1,667
10-438-52100	EMPLOYEE INSURANCE BENEFIT	+	7,000
10-438-53110	POSTAGE	+	200
10-438-53100	OFFICE SUPPLIES	+	2,500
10-438-53330	OPERATING	+	12,000
10-438-54200	TELEPHONE	+	825
10-438-54210	CELL PHONES	+	1,440
10-438-54270	CONFERENCE/TRAINING	+	1,000
10-438-54523	SOFTWARE MAINTENANCE	+	3,432
10-438-54260	MILEAGE	+	200
10-438-54800	BONDS	+	600
10-401-56010	CONTINGENCIES - LEGAL	+	15,200



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Accounts Payable Claims
DEPARTMENT & PERSON MAKING REQUEST	Auditor's Office Corinna Speer, County Auditor
PHONE # OR EXTENSION #	830-249-9343 Ext. 240
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of accounts payable claims for purchases, services and vendors.
REASON FOR AGENDA ITEM	To pay current accounts payable claims.
IS THERE DOCUMENTATION	Yes Financial Transparency Link / County Auditor Web Page
WHO WILL THIS AFFECT?	Departments that have AP claims
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Burn Ban
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Jeffery Fincke, Fire Marshal
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on the burn ban (Authority Section 352.081, Local Government Code)
REASON FOR AGENDA ITEM	To determine whether or not there is a need for a ban on burning
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	BURN BAN was lifted by Commissioners Court March 8, 2021.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	COVID-19 Coronavirus Update
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Jeffery Fincke, EMC
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Update on Coronavirus COVID-19 for Kendall County.
REASON FOR AGENDA ITEM	To give any new information to the public concerning the Coronavirus COVID-19.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Hazard Mitigation Plan Development Agreement
DEPARTMENT & PERSON MAKING REQUEST	Jeffery Fincke, EMC/Fire Marshal
PHONE # OR EXTENSION #	830 249-3721 ext. 451
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the professional services agreement submitted by H2O Partners for the development of a hazard mitigation plan.
REASON FOR AGENDA ITEM	Plan update is due to State in November 2022.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	Not to exceed \$50,000.00. The County approved the selection of H2O Partners on September 27, 2021.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Hill Country CASA
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-294-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Stephanie Cash, Executive Director of Hill Country CASA will present information about their work on behalf of the children of Kendall County in foster care.
REASON FOR AGENDA ITEM	<p>Hill Country CASA provides trained, court-appointed volunteers who advocate for abused and neglected children in Kerr, Kendall, Bandera and Gillespie Counties.</p> <p>The local child welfare system will be privatizing imminently, and we are committed to providing a well-trained, well-supported CASA advocate for each child involved in the welfare system from Kendall County through this significant change and beyond.</p>
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	12 Peek Ranch Rd Request for Relief
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext 252
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on a request for relief from the road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations for 12 Peek Ranch Road. The proposed division would create a +/-50-acre tract and a +/- 154-acre tract out of an approximately 204-acre tract. Access to the proposed tracts would be over an existing 50-foot wide road easement (Peek Ranch Rd) to Mill Dam Road (Jeffery and Deborah Royall – Owners)
REASON FOR AGENDA ITEM	12 Peek Ranch Rd Request For Relief
WHO WILL THIS AFFECT?	Pct # 4
ADDITIONAL INFORMATION	None

REQUEST FOR RELIEF (Variance)

From the Kendall County (KC) Development Rules and Regulations
(Section 106)

1. Date: 10-25-2021
2. Location of Property: 12 Peek Ranch Road
3. Name of Development (If Applicable): N/A
4. Property Owner/Developer Name: Jeffery Art Royall and Deborrah Jeanne Royall Trustees under Jeffery Art Royall and Deborrah Jeanne Royall Living Trust dated February 20, 2018
5. Relief Requested (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations:

301.1000 Individual lots served by a water well and an individual on-site sewage facility (OSSF) must have a minimum frontage of 250 feet on a state highway or county road or a road constructed to county specifications.

6. Reason(s) for Requesting Relief: (Please refer to Section 106, Relief by County Commissioners Court in answering these questions)
 - a. What special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of these regulations would deprive you of the reasonable use of this land.

Our only access through our property is a 40' road easement known as Peek Ranch Road.
 - b. Why is relief necessary for the preservation and enjoyment of a substantial property right of yours?

We are wanting to create a 50.000 acre tract of land and a 154.670 acre tract of land
 - c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please explain.

Not to my knowledge.
 - d. Will the granting of relief not have the effect of preventing the orderly subdivision of other land in the area? Please explain.

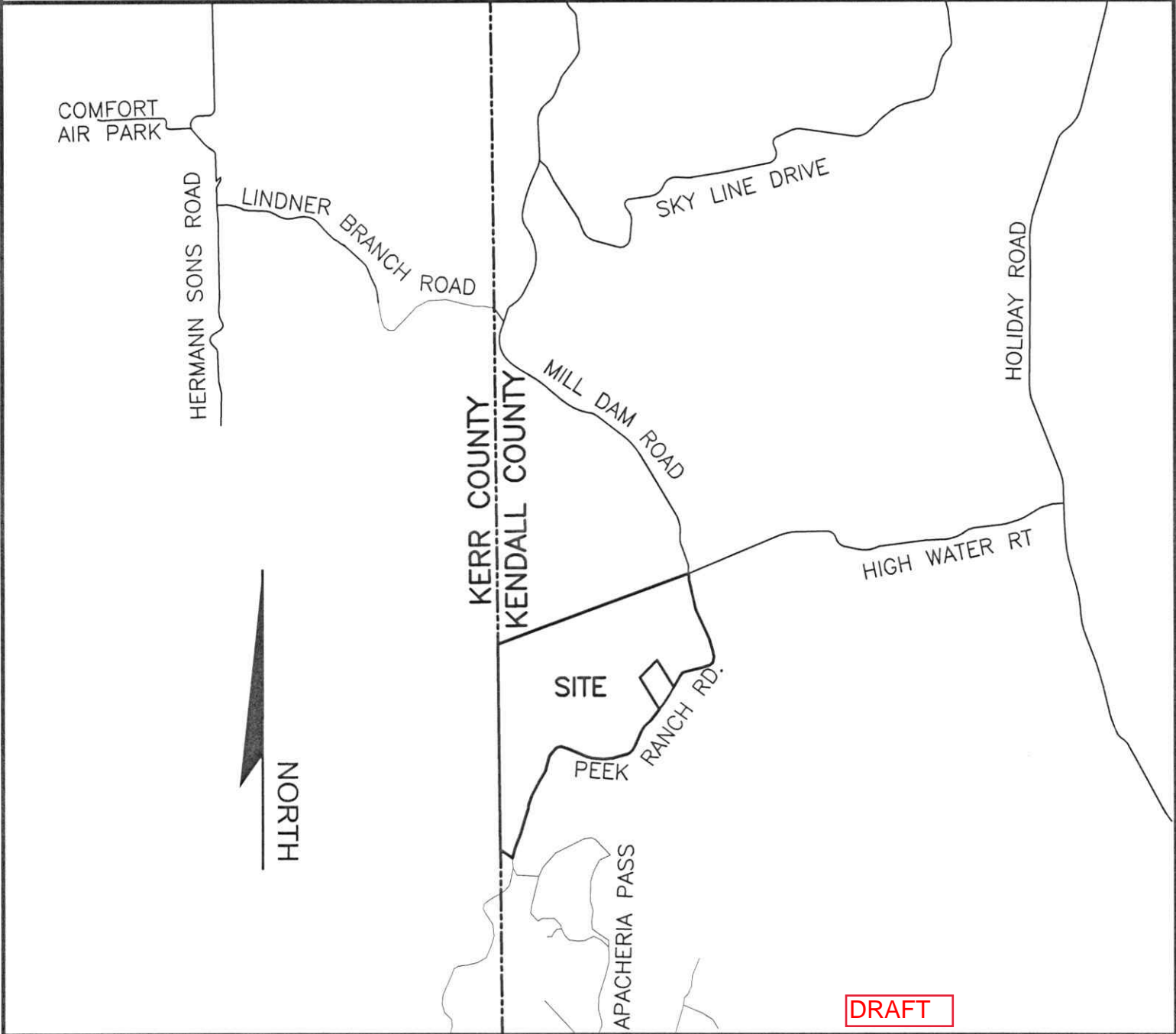
No. The easement will remain unchanged.


Property Owner Signature

10/24/2021
Date


Print Owner Name

AFFIDAVIT OF LAND LOCATION



LOCATION MAP

WE, JEFFERY ART ROYALL AND DEBORRAH JEANNE ROYALL, TRUSTEES UNDER JEFFERY ART ROYALL AND DEBORRAH JEANNE ROYALL LIVING TRUST DATED FEBRUARY 20, 2018, OWNERS, HEREBY AFFIRM THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE PLAT PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, OR LICENSED PROFESSIONAL ENGINEER, AND THAT IT DEPICTS A 50.000 ACRE TRACT AND 154.670 ACRE TRACT OF LAND TO BE DIVIDED AS ILLUSTRATED, SUCH BEING OUT OF THE ADAMS BEATY AND MOULTON SURVEY NO. 3, ABSTRACT NO. 14, AND JULIUS LINDNER SURVEY NO. 4, ABSTRACT NO. 10.29 KENDALL COUNTY, TEXAS.

REQUEST FOR RELIEF FROM ROAD FRONTAGE AND PLATTING REQUIREMENTS IN ACCORDANCE TO SECTIONS 101 AND 102 OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS GRANTED ON _____.

JEFFERY ART ROYALL, TRUSTEE UNDER
JEFFERY ART ROYALL AND DEBORRAH
JEANNE ROYALL LIVING TRUST
DATED FEBRUARY 20, 2018

DEBORRAH JEANNE ROYALL, TRUSTEE UNDER
JEFFERY ART ROYALL AND DEBORRAH
JEANNE ROYALL LIVING TRUST
DATED FEBRUARY 20, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20 ____.

"NOTARY PUBLIC, STATE OF TEXAS"

REVIEWED AND APPROVED BY _____

DATE _____ KENDALL COUNTY DEVELOPMENT MANAGEMENT

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

AFFIDAVIT OF LAND LOCATION

TRACT 1
154.670 ACRES

MATCH LINE - SEE SHEET 3 OF 3
S 86°07'56" E 2528.81'

SIR

BECK RETAIL, LTD., A TEXAS
LIMITED PARTNERSHIP
DOCUMENT # 12-5746
OFFICIAL PUBLIC RECORDS
KERR, COUNTY
328.86 ACRES

TRACT 2
50.000 ACRES

JULIUS LINDNER
SURVEY NO. 4
ABSTRACT NO. 1029

JOHN L. MCBRINE, TRUSTEE
VOLUME 596 PAGES 745-748
OFFICIAL RECORDS
35.228 ACRES

ADAMS BEATY AND MOULTON
SURVEY NO. 3
ABSTRACT NO. 14

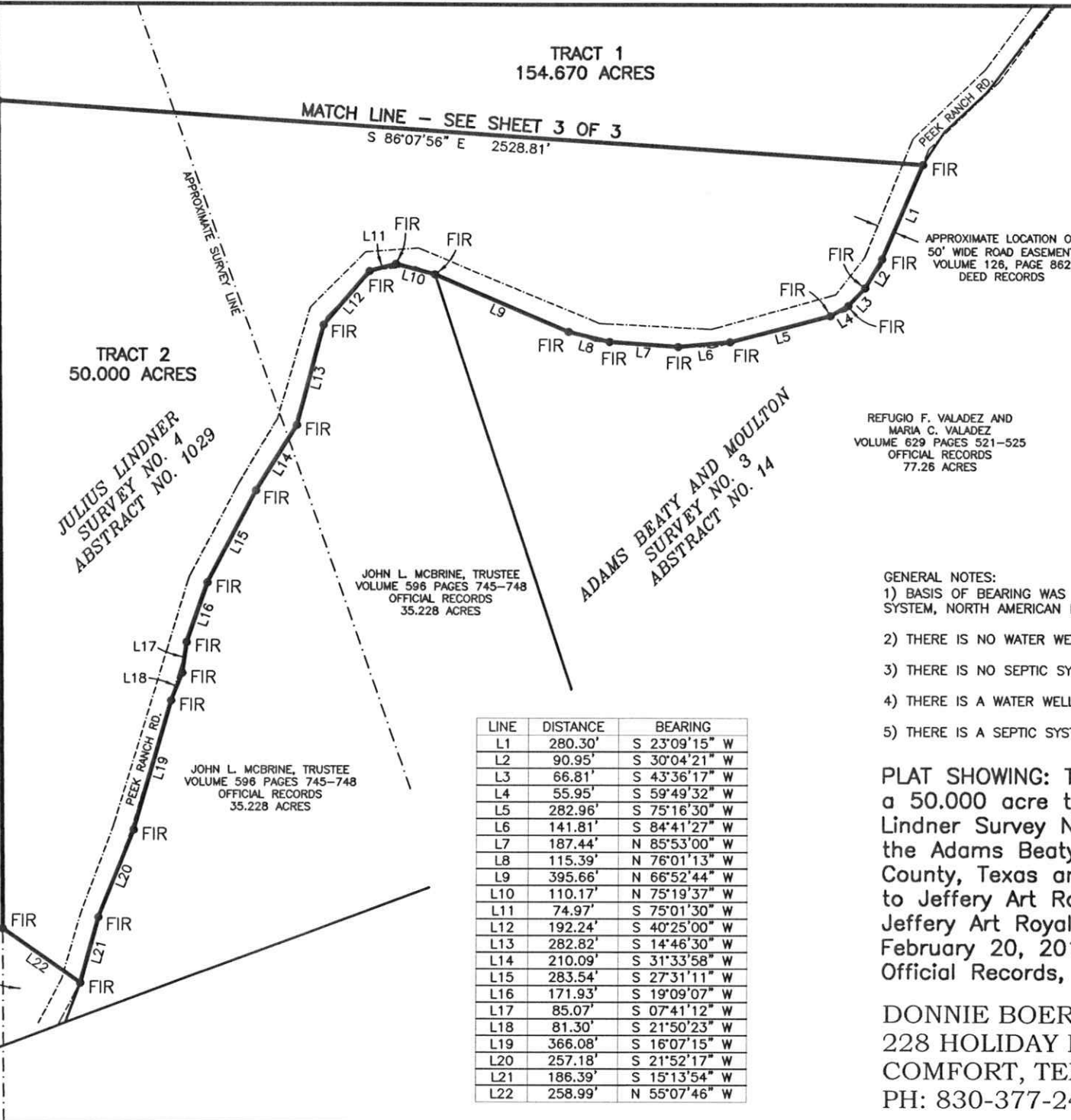
REFUGIO F. VALADEZ AND
MARIA C. VALADEZ
VOLUME 629 PAGES 521-525
OFFICIAL RECORDS
77.26 ACRES

JULIUS LINDNER
SURVEY NO. 4
ABSTRACT NO. 1436

BECK RETAIL, LTD., A TEXAS
LIMITED PARTNERSHIP
DOCUMENT # 12-5746
OFFICIAL PUBLIC RECORDS
KERR, COUNTY
328.86 ACRES

COUNTY LINE

N 00°32'38" W 2258.04'



LEGEND:

- FIR FOUND 1/2" STEEL ROD
- SIR SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- FIR FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

SCALE: 1" = 400'

DRAFT

GENERAL NOTES:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) THERE IS NO WATER WELL ON TRACT 2, A 50.000 ACRE TRACT OF LAND.
- 3) THERE IS NO SEPTIC SYSTEM ON TRACT 2, A 50.00 ACRE TRACT OF LAND.
- 4) THERE IS A WATER WELL ON TRACT 1, A 154.670 ACRE TRACT OF LAND.
- 5) THERE IS A SEPTIC SYSTEM ON TRACT 1, A 154.670 ACRE TRACT OF LAND.

PLAT SHOWING: Tract 1, a 154.670 acre tract of land and Tract 2, a 50.000 acre tract of land being 36.316 acres out of the Julius Lindner Survey No. 4, Abstract No. 1029 and 168.354 acres out of the Adams Beaty Moulton, Survey No. 3, Abstract No. 14, Kendall County, Texas and being part of that 210.674 acre tract conveyed to Jeffery Art Royall and Deborrah Jeanne Royall Trustees under Jeffery Art Royall and Deborrah Jeanne Royall Living Trust dated February 20, 2018 and recorded in Volume 1626, Pages 559-567, Official Records, Kendall County, Texas.

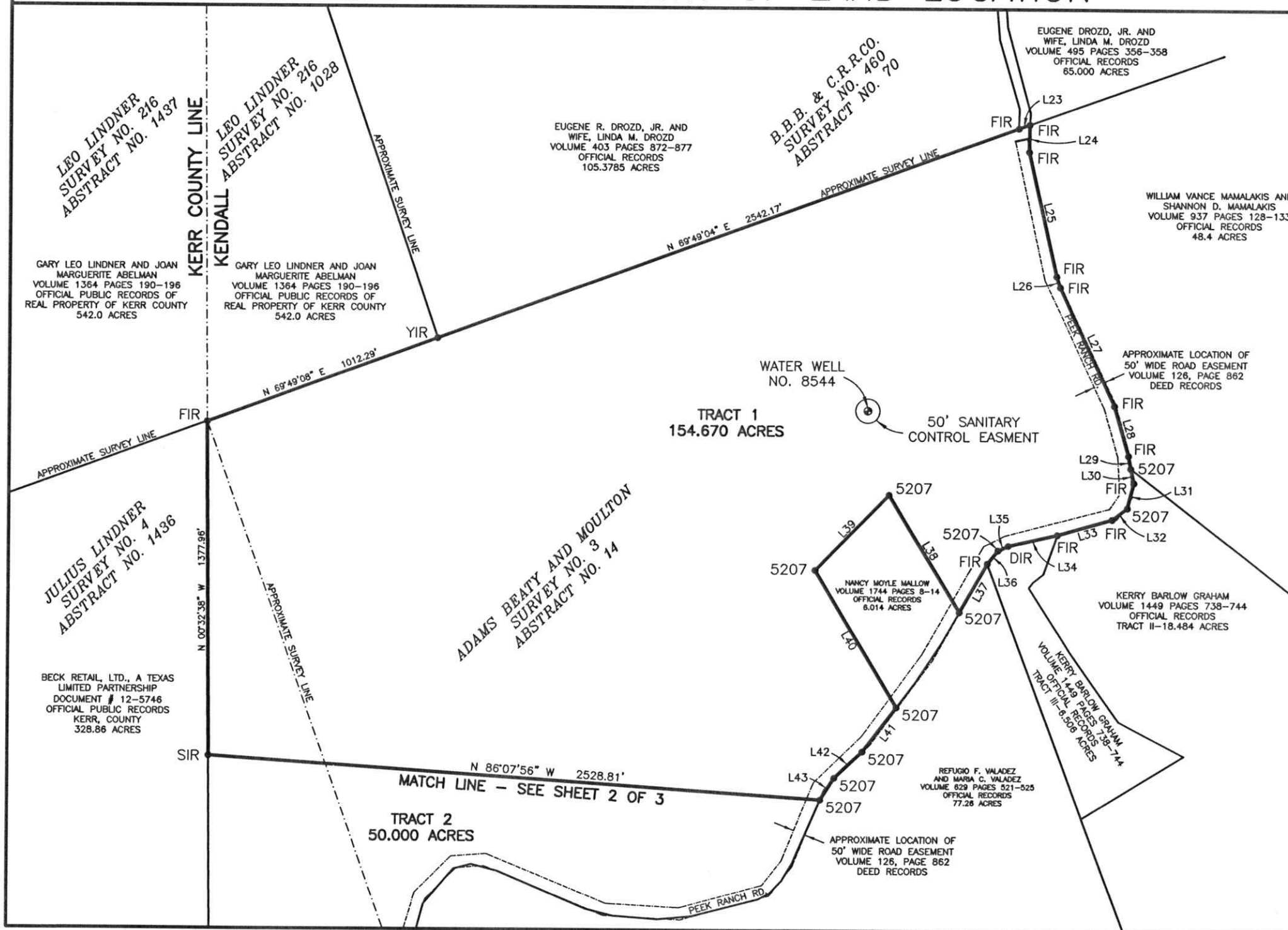
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

SHEET 2 OF 3

LINE	DISTANCE	BEARING
L1	280.30'	S 23°09'15" W
L2	90.95'	S 30°04'21" W
L3	66.81'	S 43°36'17" W
L4	55.95'	S 59°49'32" W
L5	282.96'	S 75°16'30" W
L6	141.81'	S 84°41'27" W
L7	187.44'	N 85°53'00" W
L8	115.39'	N 76°01'13" W
L9	395.66'	N 66°52'44" W
L10	110.17'	N 75°19'37" W
L11	74.97'	S 75°01'30" W
L12	192.24'	S 40°25'00" W
L13	282.82'	S 14°46'30" W
L14	210.09'	S 31°33'58" W
L15	283.54'	S 27°31'11" W
L16	171.93'	S 19°09'07" W
L17	85.07'	S 07°41'12" W
L18	81.30'	S 21°50'23" W
L19	366.08'	S 16°07'15" W
L20	257.18'	S 21°52'17" W
L21	186.39'	S 15°13'54" W
L22	258.99'	N 55°07'46" W

AFFIDAVIT OF LAND LOCATION



SCALE: 1" = 500'

LEGEND:

- FIR FOUND 1/2" STEEL ROD
- DIR FOUND STEEL ROD WITH A DESTROYED ORANGE PLASTIC CAP
- 5207 FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- SIR SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- YIR FOUND STEEL ROD WITH A YELLOW "BAKER SURVEYING" PLASTIC CAP

DRAFT

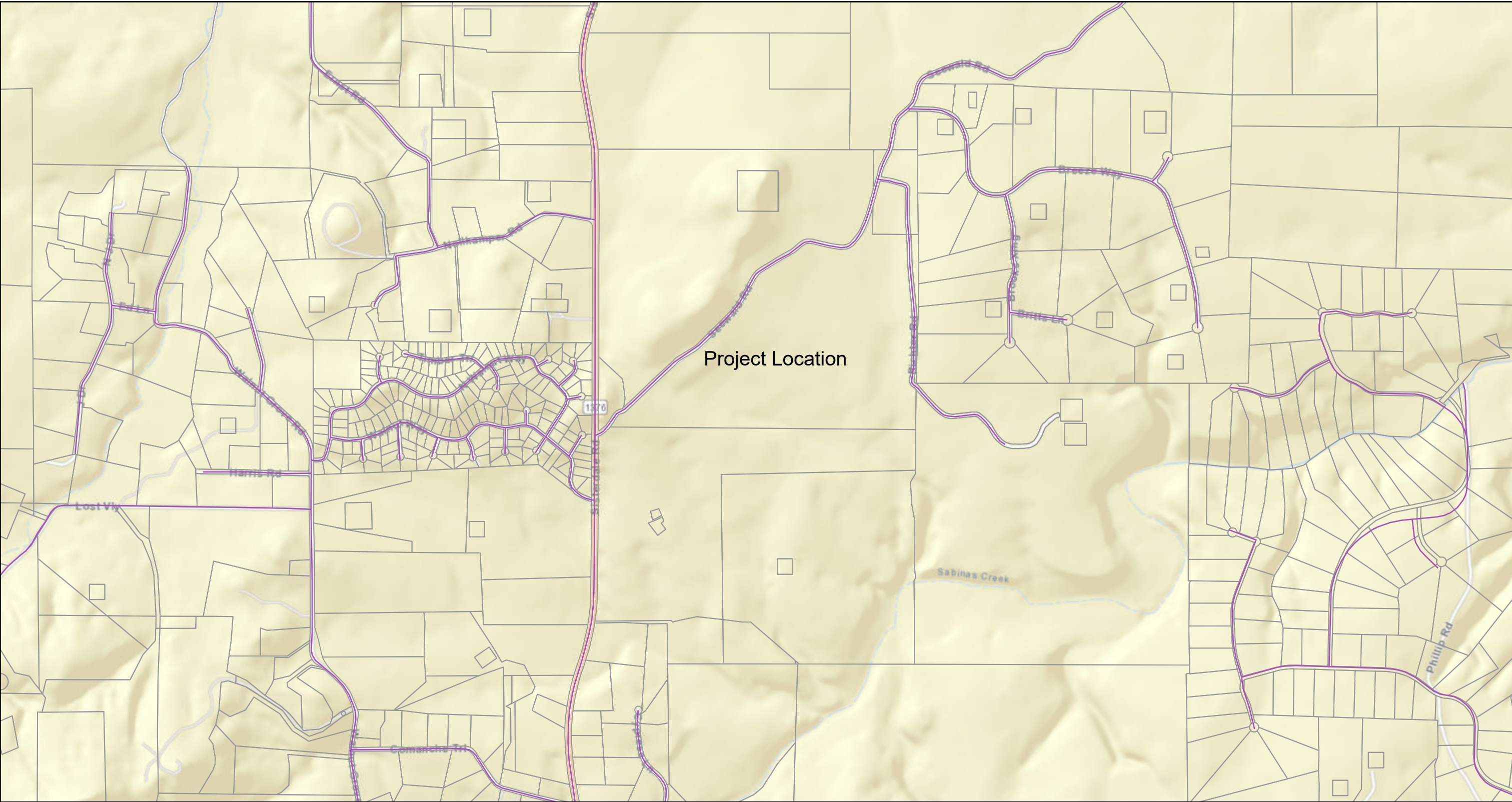
LINE	DISTANCE	BEARING
L23	47.04'	N 70°09'02" E
L24	112.11'	S 00°29'34" W
L25	526.23'	S 12°48'27" E
L26	48.61'	S 18°56'32" E
L27	537.88'	S 25°06'03" E
L28	213.91'	S 16°07'44" E
L29	53.95'	S 10°31'55" E
L30	61.27'	S 12°36'45" E
L31	106.39'	S 14°07'10" W
L32	78.48'	S 52°51'09" W
L33	236.13'	S 73°50'12" W
L34	207.88'	S 77°06'46" W
L35	46.52'	S 65°04'53" W
L36	69.72'	S 38°37'39" W
L37	229.92'	S 29°16'57" W
L38	564.09'	N 31°12'41" W
L39	437.04'	S 44°19'59" W
L40	658.58'	S 31°12'41" E
L41	231.45'	S 37°20'27" W
L42	159.10'	S 46°49'12" W
L43	107.35'	S 32°30'04" W



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

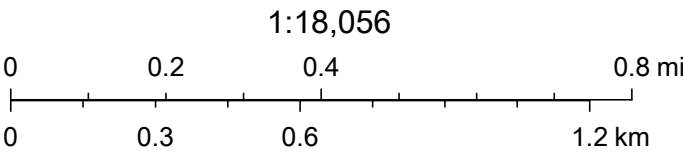
COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	ROW Dedication Seewald & Richter Rd
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext 252
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on accepting right-of-way dedication along Seewald Road and Richter Road (Dan Mullins - Southerland Heritage Hills Ranch, LLC).
REASON FOR AGENDA ITEM	ROW Dedication Seewald & Richter Rd
WHO WILL THIS AFFECT?	Pct # 3
ADDITIONAL INFORMATION	ROW dedication is associated with a division of property by affidavit of land location creating 18 lots.

ArcGIS Web Map



11/3/2021, 10:21:24 AM

- ROADS
- PARCELS_02122021



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Effective Date: _____

Grantor: **SOUTHERLAND HERITAGE HILLS RANCH, LLC**

Grantor's Mailing Address: 110 River Crossing Blvd., Suite 100, Spring Branch, Comal County, Texas 78070

Grantee: **KENDALL COUNTY, TEXAS**

Grantee's Mailing Address: 201 E. San Antonio Ave., Boerne, Kendall County, Texas 78006

Consideration: TEN DOLLARS and other good and valuable consideration

Property (including any improvements): **SEE EXHIBIT A, which Exhibit A is incorporated herein for all purposes.**

Reservations from Conveyance: Grantor, for Grantor's successors and assigns, reserves the right to construct, install, maintain or erect utilities over and across the Property so long as such reservation does not interfere with the use of the Property as a public Right of Way.

Restriction: The Property shall be used as a Public Right of Way and for the placement of utilities unless otherwise agreed to by Grantor and/or Grantor's successors and assigns.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, dedicates and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Southerland Heritage Hills Ranch, LLC
By: American Land Partners, Inc., Manager

By: _____
DAN MULLINS, Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2021, by DAN MULLINS, Authorized Agent of American Land Partners, Inc., Manager of Southerland Heritage Hills Ranch, LLC, a Delaware Limited Liability Company, in the capacity therein stated.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

PREPARED IN THE LAW OFFICE OF:
Kristen Quinney Porter, LLC
P.O. Box 312643
New Braunfels, Texas 78131-2643

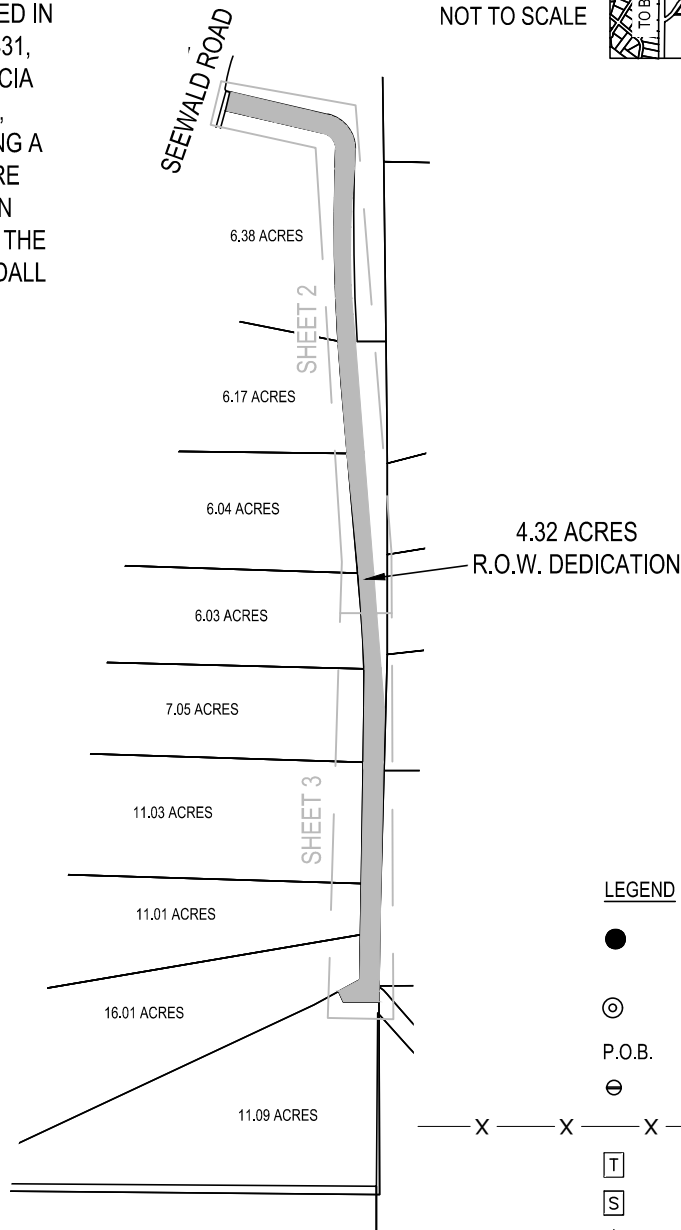
Exhibit A - Richter Road

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

EXHIBIT OF

A 4.32 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM SEVEY SURVEY NO. 431, ABSTRACT 435 AND THE JUAN GARCIA SURVEY NO. 569, ABSTRACT 183, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 176.57 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2021359544 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- ⊖ MARKER POST
- X — X — X — WIRE FENCE
- [T] TELEPHONE PEDESTAL
- [S] TRAFFIC SIGN
- ☼ REFLECTOR

MATKINHOOVER

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

ENGINEERING
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



SHEET 1 OF 3

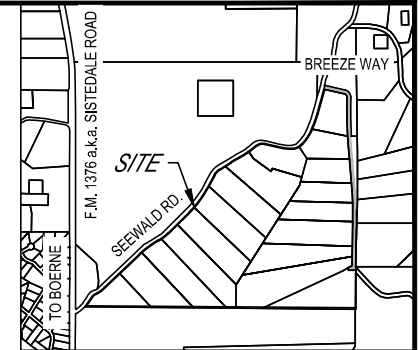
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Kyle L. Pressler
KYLE L. PRESSLER DATE: AUGUST 4, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 21-4073 - 1.856 ACRES RIGHT OF WAY DEDICATION

EXHIBIT OF
A 4.32 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM SEVEY
SURVEY NO. 431, ABSTRACT 435 AND THE JUAN GARCIA SURVEY NO.
569, ABSTRACT 183, KENDALL COUNTY, TEXAS, AND BEING A
PORTION OF A CALLED 176.57 ACRE TRACT OF LAND AS DESCRIBED
IN DOCUMENT NUMBER 2021359544 OF THE OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS.

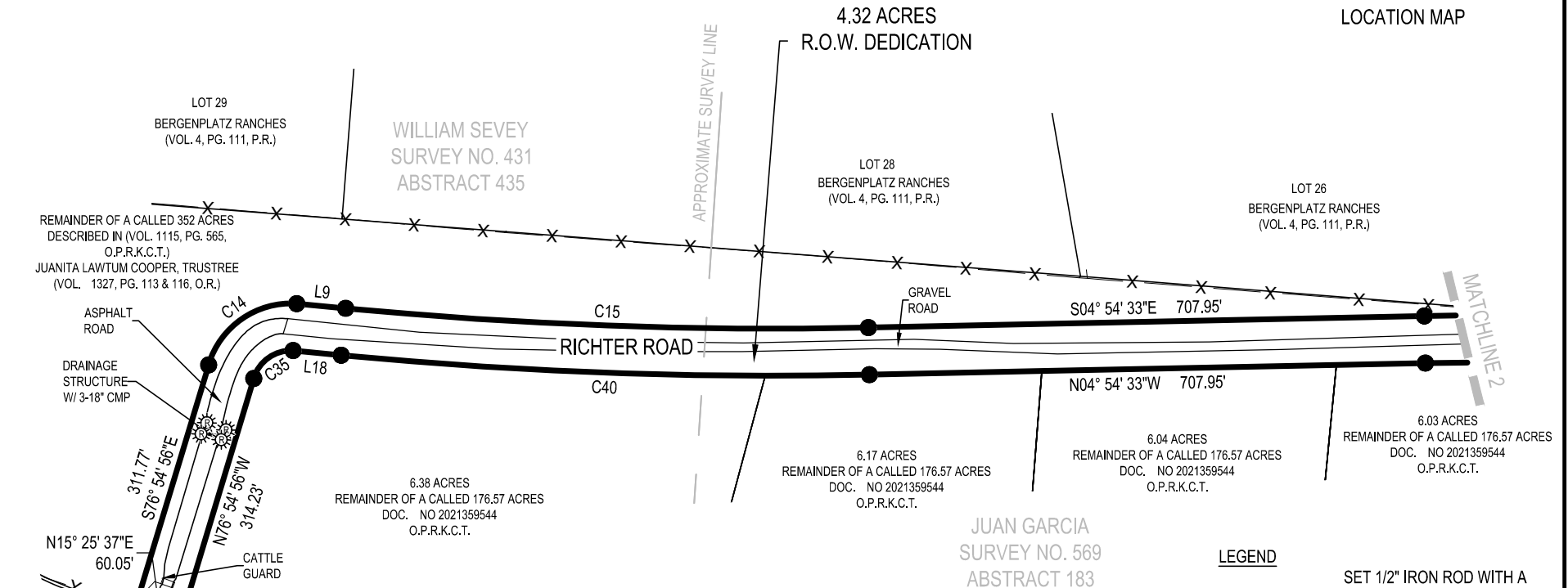


SCALE: 1" = 200'



LOCATION MAP

4.32 ACRES
R.O.W. DEDICATION



JUAN GARCIA
SURVEY NO. 569
ABSTRACT 183

LEGEND



SET 1/2" IRON ROD WITH A
RED "MATKIN-HOOVER ENG.
& SURVEY" PLASTIC CAP



FOUND 1/2" IRON ROD

P.O.B.

POINT OF BEGINNING



MARKER POST



WIRE FENCE



TELEPHONE PEDESTAL



TRAFFIC SIGN



REFLECTOR

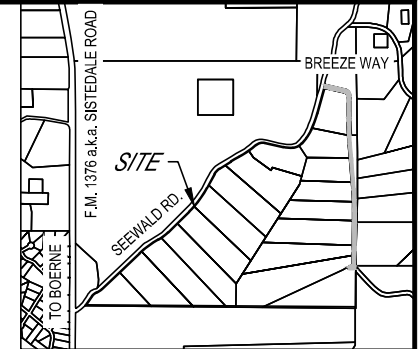
LINE TABLE		
LINE	BEARING	DISTANCE
L9	S01° 44' 27"W	62.62'
L10	S00° 56' 35"W	205.43'
L18	S01° 44' 27"W	61.43'
L23	N25° 04' 33"W	39.38'
L24	N89° 49' 36"E	110.88'
L31	N64° 09' 57"E	75.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C14	110.00'	147.36'	76°45'17"	S38° 32' 17"E	136.58'
C15	5740.00'	666.21'	6°39'00"	S01° 35' 03"E	665.84'
C16	3060.00'	312.55'	5°51'08"	S01° 58' 59"E	312.42'
C40	5800.00'	673.18'	6°39'00"	N01° 35' 03"W	672.80'
C41	3000.00'	306.42'	5°51'08"	N01° 58' 59"W	306.29'
C35	50.00'	66.18'	75°50'08"	N38° 59' 52"W	61.45'

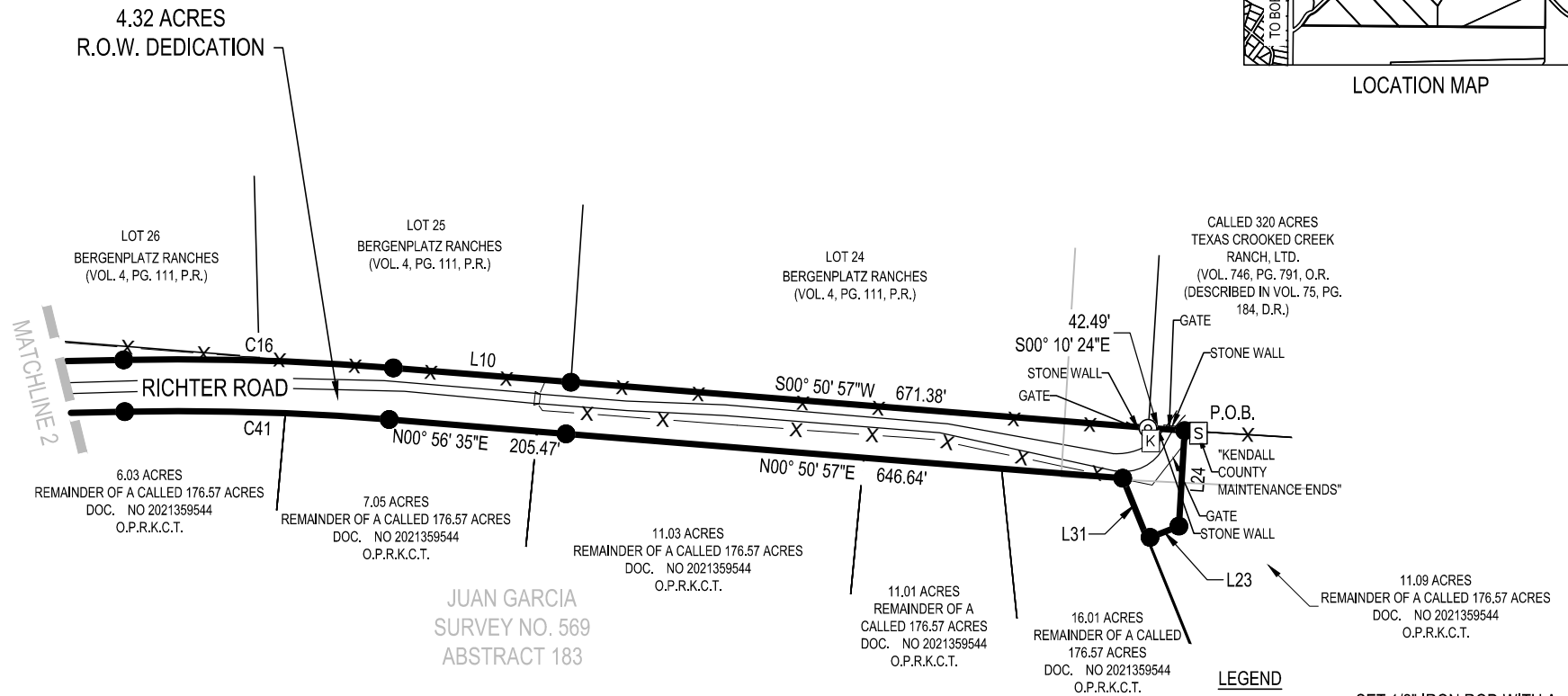
EXHIBIT OF
A 4.32 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM SEVEY
SURVEY NO. 431, ABSTRACT 435 AND THE JUAN GARCIA SURVEY NO.
569, ABSTRACT 183, KENDALL COUNTY, TEXAS, AND BEING A
PORTION OF A CALLED 176.57 ACRE TRACT OF LAND AS DESCRIBED
IN DOCUMENT NUMBER 2021359544 OF THE OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS.



SCALE: 1" = 200'



LOCATION MAP



JUAN GARCIA
SURVEY NO. 569
ABSTRACT 183

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S01° 44' 27"W	62.62'
L10	S00° 56' 35"W	205.43'
L18	S01° 44' 27"W	61.43'
L23	N25° 04' 33"W	39.38'
L24	N89° 49' 36"E	110.88'
L31	N64° 09' 57"E	75.34'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	
C14	110.00'	147.36'	76°45'17"	S38° 32' 17"E	136.58'	
C15	5740.00'	666.21'	6°39'00"	S01° 35' 03"E	665.84'	
C16	3060.00'	312.55'	5°51'08"	S01° 58' 59"E	312.42'	
C40	5800.00'	673.18'	6°39'00"	N01° 35' 03"W	672.80'	
C41	3000.00'	306.42'	5°51'08"	N01° 58' 59"W	306.29'	
C35	50.00'	66.18'	75°50'08"	N38° 59' 52"W	61.45'	

LEGEND



SET 1/2" IRON ROD WITH A
RED "MATKIN-HOOVER ENG.
& SURVEY" PLASTIC CAP



FOUND 1/2" IRON ROD

P.O.B.

POINT OF BEGINNING



MARKER POST



WIRE FENCE



TELEPHONE PEDESTAL



TRAFFIC SIGN



REFLECTOR

**Exhibit A
Richter Road****FIELD NOTES FOR A 4.32 ACRE TRACT OF LAND**

A **4.32 acre** tract of land, located in the William Sevey Survey No. 431, Abstract 435 and the Juan Garcia Survey No. 569, Abstract 183, Kendall County, Texas, and being a portion of a called 176.57 acre tract of land as described in document number 2021359544 of the Official Public Records of Kendall County, Texas. Said **4.32 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the apparent southerly right-of-way line of Richter Road, no record found in the west line of a called 320 acre tract of land as described in Volume 75, Page 184 of the Deed Records of Kendall County, Texas, in the east line of said 176.57 acre tract and for the southeast corner of the tract described herein;

THENCE: Into said 176.57 acre tract and with the apparent southerly and westerly right-of-way line of Richter Road, the following eleven (11) courses:

1. **S 89° 49' 36" W**, a distance of **110.88 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southwest corner of the tract described herein,
2. **N 25° 04' 33" W**, a distance of **39.38 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a corner,
3. **N 64° 09' 57" E**, a distance of **75.34 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a corner,
4. **N 00° 50' 57" E**, a distance of **646.64 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle,
5. **N 00° 56' 35" E**, a distance of **205.47 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
6. With a curve to the left having a radius of **3000.00 feet**, an arc length of **306.42 feet**, a delta angle of **005° 51' 08"**, and a chord which bears, **N 01° 58' 59" W**, a distance of **306.29 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
7. **N 04° 54' 33" W**, a distance of **707.95 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
8. With a curve to the right having a radius of **5800.00 feet**, an arc length of **673.18 feet**, a delta angle of **006° 39' 00"**, and a chord which bears, **N 01° 35' 03" W**, a distance of **672.80 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
9. **N 01° 44' 27" E**, a distance of **61.43 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" to a point of curvature,
10. With a curve to the left having a radius of **50.00 feet**, an arc length of **66.18 feet**, a delta angle of **075° 50' 08"**, and a chord which bears, **N 38° 59' 52" W**, a distance of **61.45 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency, and
11. **N 76° 54' 56" W**, a distance of **314.23 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the easterly line of a 15' R.O.W. Dedication of record in Document No. 2021359730 of the Official Public Records of Kendall County, Texas and for a northwesterly corner of the tract described herein;

THENCE: **N 15° 25' 37" E**, with the easterly line of said 15' R.O.W. Dedication, a distance of **60.05 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the apparent northerly right-of-way line of Richter Road, for the northeast corner of said 15' R.O.W. Dedication and for the northwest corner of the tract described herein;

THENCE: With the apparent northerly and easterly right-of-way line of Richter Road (established by 30' offset of the field measured centerline of the existing roadway) and continuing into said 176.57 acre tract, the following six (6) courses:

1. **S 76° 54' 56" E**, a distance of **311.77 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a curve to the right having a radius of **110.00 feet**, an arc length of **147.36 feet**, a delta angle of **076° 45' 17"**, and a chord which bears, **S 38° 32' 17" E**, a distance of **136.58 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
3. **S 01° 44' 27" W**, a distance of **62.62 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
4. With a curve to the left having a radius of **5740.00 feet**, an arc length of **666.21 feet**, a delta angle of **006° 39' 00"**, and a chord which bears, **S 01° 35' 03" E**, a distance of **665.84 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
5. **S 04° 54' 33" E**, a distance of **707.95 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature, and
6. With a curve to the right having a radius of **3060.00 feet**, an arc length of **312.55 feet**, a delta angle of **005° 51' 08"**, and a chord which bears, **S 01° 58' 59" E**, a distance of **312.42 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" in the east line of said 176.57 acre tract, in the west line of Lot 25 of the Bergenplatz Ranches Subdivision of record in Volume 4, Page 111 of the Plat Records of Kendall County, Texas, and for a point of tangency of the tract described herein;

THENCE: With the east line of said 176.57 acre tract, the west line of said Bergenplatz Ranches Subdivision and continuing with the apparent easterly right-of-way line of Richter Road, the following two (2) courses:

1. **S 00° 56' 35" W**, a distance of **205.43 feet** to a found ½" iron rod for angle, and
2. **S 00° 50' 57" W**, a distance of **671.38 feet** to a found ½" iron rod for the southwest corner of said Subdivision, for the northwest corner of a called 320 acre tract as described in Volume 75, Page 184 of the Deed Records of Kendall County, Texas, for an angle of said 176.57 acre tract and the tract described herein;

THENCE: **S 00° 10' 24" E**, with the east line of said 176.57 acre tract and the west line of said 320 acre tract, a distance of **42.49 feet** to the **POINT OF BEGINNING** and containing **4.32 acres** of land situated in Kendall County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work was performed in July, 2021.



Job # 21-4073 4.32Acres-Tract 19

Date: August 4, 2021

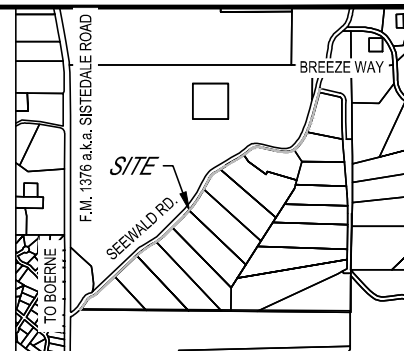
Exhibit A - Dedication

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.



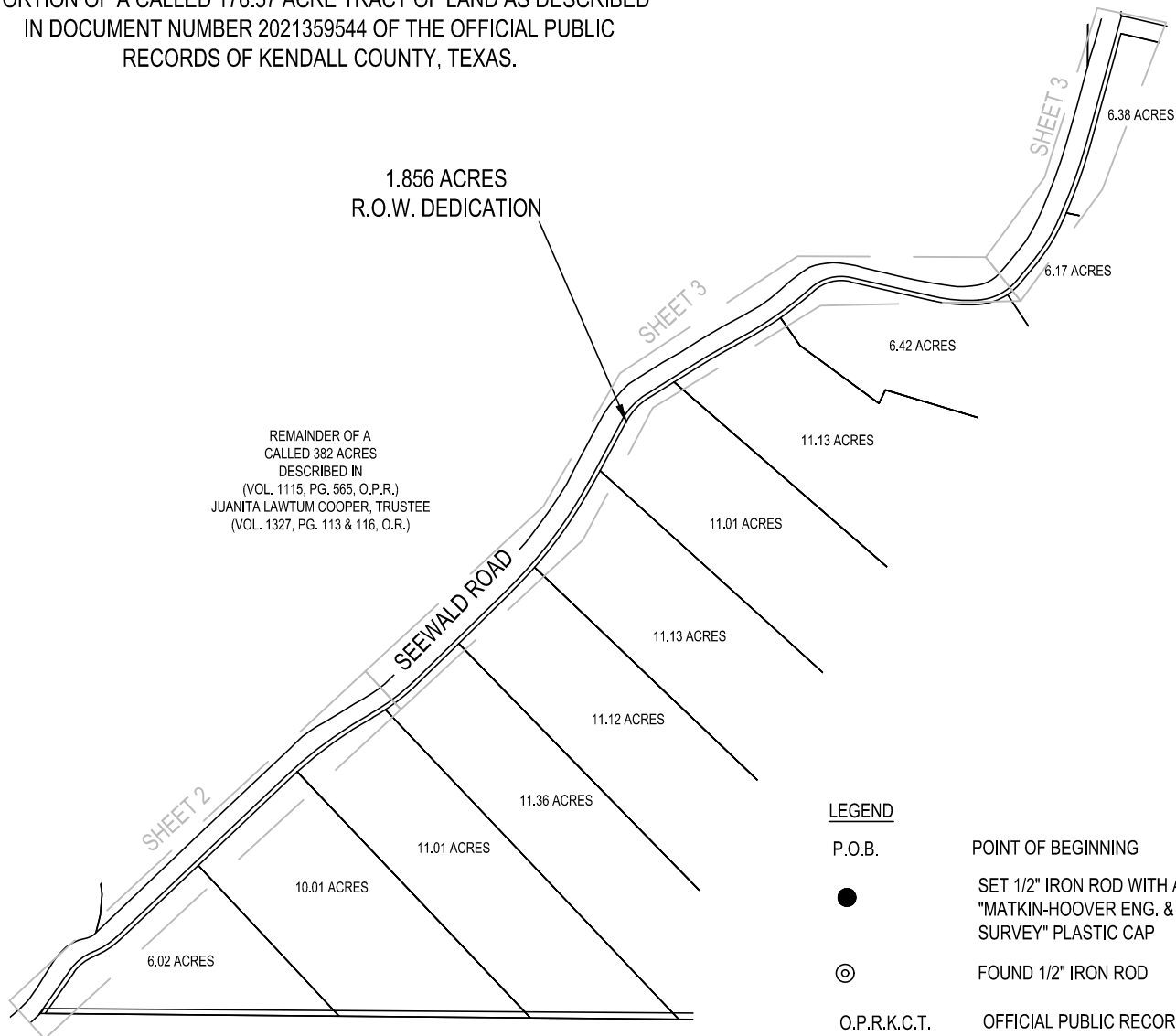
SCALE: 1" = 600'



LOCATION MAP

EXHIBIT OF

A 1.856 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM SEVEY SURVEY NO. 431, ABSTRACT 435 AND THE JUAN GARCIA SURVEY NO. 569, ABSTRACT 183, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 176.57 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2021359544 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



LEGEND

- | | |
|--------------|--|
| P.O.B. | POINT OF BEGINNING |
| ● | SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP |
| ⊙ | FOUND 1/2" IRON ROD |
| O.P.R.K.C.T. | OFFICIAL PUBLIC RECORD, KENDALL COUNTY, TEXAS |

MATKINHOOVER

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

ENGINEERING
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



SHEET 1 OF 4

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Kyle L. Pressler
KYLE L. PRESSLER DATE: AUGUST 2, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 21-4073 - 1.856 ACRES RIGHT OF WAY DEDICATION

LOCATION MAP



OFFICIAL PUBLIC RECORD,
KENDALL COUNTY, TEXAS

A 1.856 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM SEVEY SURVEY NO. 431, ABSTRACT 435 AND THE JUAN GARCIA SURVEY NO. 569, ABSTRACT 183, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 176.57 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2021359544 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

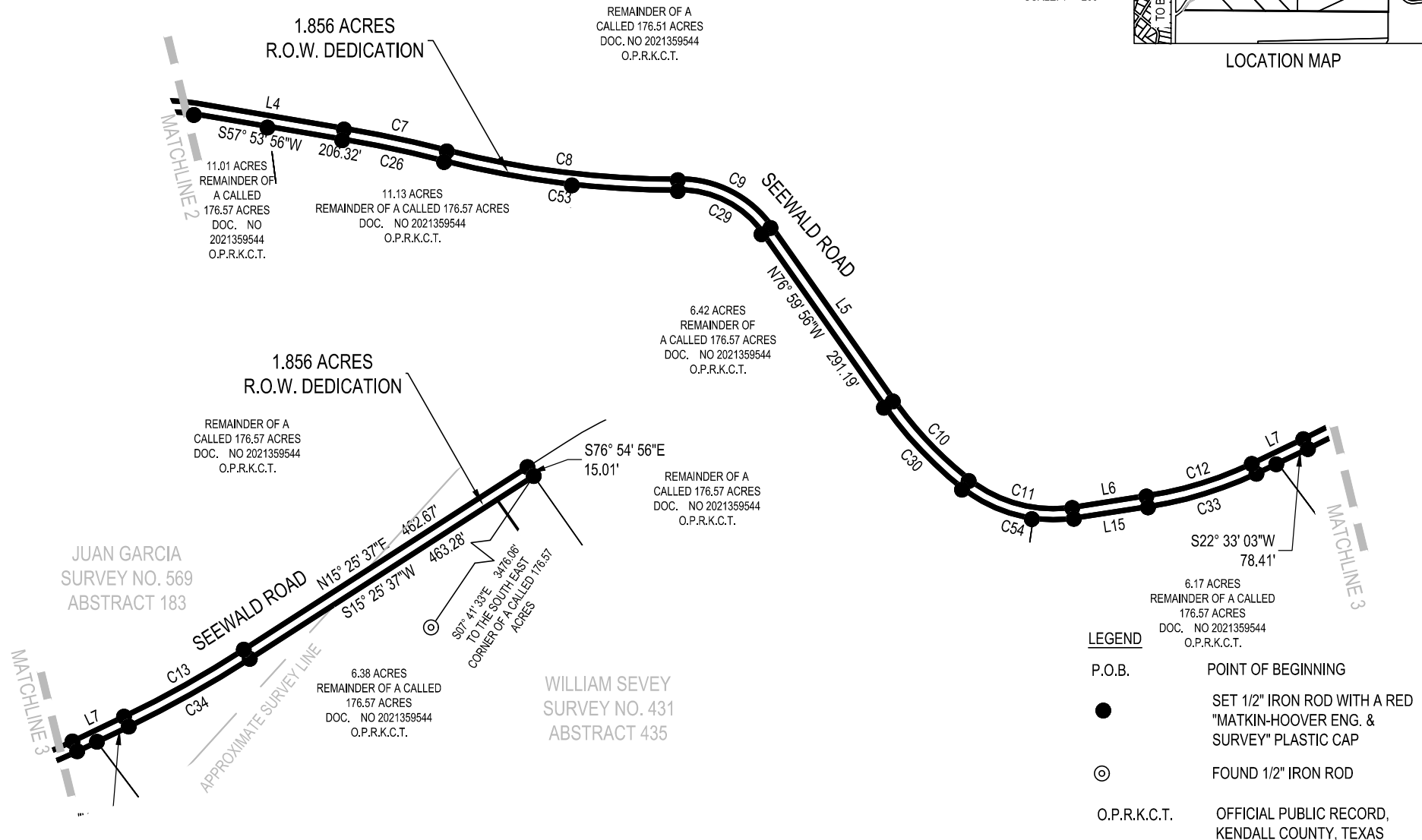
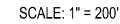
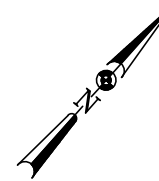
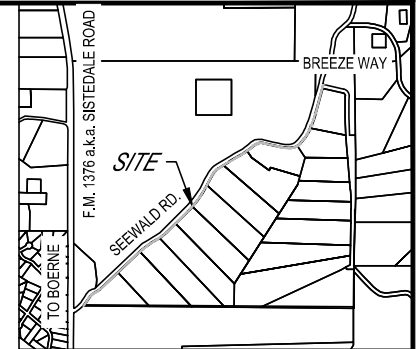


EXHIBIT OF
A 1.856 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM SEVEY
SURVEY NO. 431, ABSTRACT 435 AND THE JUAN GARCIA SURVEY
NO. 569, ABSTRACT 183, KENDALL COUNTY, TEXAS, AND BEING A
PORTION OF A CALLED 176.57 ACRE TRACT OF LAND AS DESCRIBED
IN DOCUMENT NUMBER 2021359544 OF THE OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS.



SCALE: 1" = 200'



LOCATION MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35° 00' 31"E	183.11'
L4	N57° 53' 56"E	206.32'
L5	S76° 59' 56"E	291.19'
L6	N39° 26' 25"E	102.89'
L7	N22° 33' 03"E	78.41'
L11	S89° 47' 50"W	17.13'
L15	S39° 26' 25"W	102.89'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	165.00'	96.93'	33°39'25"	N51° 50' 13"E	95.54'
C2	250.00'	96.90'	22°12'31"	N57° 33' 40"E	96.30'
C3	1470.00'	363.13'	14°09'13"	N53° 32' 02"E	362.21'
C4	715.00'	186.99'	14°59'04"	N53° 07' 06"E	186.46'
C5	1515.00'	457.59'	17°18'20"	N36° 58' 24"E	455.85'
C6	235.00'	121.32'	29°34'42"	N43° 06' 35"E	119.97'
C7	1775.00'	144.15'	4°39'11"	N60° 13' 31"E	144.11'
C8	1265.00'	320.10'	14°29'54"	N55° 18' 10"E	319.25'
C9	155.00'	148.65'	54°56'51"	N75° 31' 39"E	143.02'
C10	515.00'	151.29'	16°49'54"	S85° 24' 53"E	150.75'
C11	185.00'	150.88'	46°43'45"	N62° 48' 18"E	146.74'
C12	515.00'	151.81'	16°53'22"	N30° 59' 44"E	151.26'
C13	1515.00'	188.36'	7°07'25"	N18° 59' 20"E	188.24'
C17	150.00'	88.11'	33°39'25"	N51° 50' 13"E	86.85'
C18	265.00'	102.72'	22°12'31"	N57° 33' 40"E	102.08'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C25	220.00'	113.57'	29°34'42"	S43° 06' 35"W	112.32'
C26	1760.00'	142.93'	4°39'11"	S60° 13' 31"W	142.89'
C29	140.00'	134.26'	54°56'51"	S75° 31' 39"W	129.18'
C30	530.00'	155.70'	16°49'54"	N85° 24' 53"W	155.14'
C33	530.00'	156.23'	16°53'22"	S30° 59' 44"W	155.67'
C34	1530.00'	190.23'	7°07'25"	N18° 59' 20"E	190.11'
C50	1455.00'	359.43'	14°09'13"	N53° 32' 02"E	358.51'
C51	730.00'	190.92'	14°59'04"	N53° 07' 06"E	190.37'
C52	1530.00'	462.12'	17°18'20"	N36° 58' 24"E	460.36'
C53	1280.00'	323.90'	14°29'54"	N55° 18' 10"E	323.03'
C54	200.00'	163.12'	46°43'45"	N62° 48' 18"E	158.63'

FIELD NOTES FOR A 1.856 ACRE TRACT OF LAND

A **1.856 acre** tract of land, located in the William Sevey Survey No. 431, Abstract 435 and the Juan Garcia Survey No. 569, Abstract 183, Kendall County, Texas, and being a portion of a called 176.57 acre tract of land as described in document number 2021359544 of the Official Public Records of Kendall County, Texas. Said **1.856 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey", in the apparent easterly right-of-way line of Seewald Road, no record found, for the southwest corner of said 176.57 acre tract, and the tract described herein;

THENCE: With the apparent right-of-way line of Seewald Road and the westerly lines of said 176.57 acre tract, the following twenty-two (22) courses:

1. **N 35° 00' 31" E**, a distance of **183.11 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a curve to the right having a radius of **165.00 feet**, an arc length of **96.93 feet**, a delta angle of **033° 39' 25"**, and a chord which bears, **N 51° 50' 13" E**, a distance of **95.54 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,
3. With a curve to the left having a radius of **250.00 feet**, an arc length of **96.90 feet**, a delta angle of **022° 12' 31"**, and a chord which bears, **N 57° 33' 40" E**, a distance of **96.30 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
4. **N 46° 27' 25" E**, a distance of **796.34 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
5. With a curve to the right having a radius of **1470.00 feet**, an arc length of **363.13 feet**, a delta angle of **014° 09' 13"**, and a chord which bears, **N 53° 32' 02" E**, a distance of **362.21 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,
6. With a curve to the left having a radius of **715.00 feet**, an arc length of **186.99 feet**, a delta angle of **014° 59' 04"**, and a chord which bears, **N 53° 07' 06" E**, a distance of **186.46 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
7. **N 45° 37' 34" E**, a distance of **451.03 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
8. With a curve to the left having a radius of **1515.00 feet**, an arc length of **457.99 feet**, a delta angle of **017° 18' 20"**, and a chord which bears, **N 36° 58' 24" E**, a distance of **455.85 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
9. **N 28° 19' 14" E**, a distance of **241.85 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
10. With a curve to the right having a radius of **235.00 feet**, an arc length of **121.32 feet**, a delta angle of **029° 34' 42"**, and a chord which bears, **N 43° 06' 35" E**, a distance of **119.97 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
11. **N 57° 53' 56" E**, a distance of **206.32 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
12. With a curve to the right having a radius of **1775.00 feet**, an arc length of **144.15 feet**, a delta angle of **004° 39' 11"**, and a chord which bears, **N 60° 13' 31" E**, a distance of **144.11 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,
13. With a curve to the left having a radius of **1265.00 feet**, an arc length of **320.10 feet**, a delta angle of **014° 29' 54"**, and a chord which bears, **N 55° 18' 10" E**, a distance of **319.25 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,

14. With a curve to the right having a radius of **155.00 feet**, an arc length of **148.65 feet**, a delta angle of **054° 56' 51"**, and a chord which bears, **N 75° 31' 39" E**, a distance of **143.02 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
15. **S 76° 59' 56" E**, a distance of **291.19 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
16. With a curve to the left having a radius of **515.00 feet**, an arc length of **151.29 feet**, a delta angle of **016° 49' 54"**, and a chord which bears, **S 85° 24' 53" E**, a distance of **150.75 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of compound curvature,
17. With a curve to the left having a radius of **185.00 feet**, an arc length of **150.88 feet**, a delta angle of **046° 43' 45"**, and a chord which bears, **N 62° 48' 18" E**, a distance of **146.74 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
18. **N 39° 26' 25" E**, a distance of **102.89 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
19. With a curve to the left having a radius of **515.00 feet**, an arc length of **151.81 feet**, a delta angle of **016° 53' 22"**, and a chord which bears, **N 30° 59' 44" E**, a distance of **151.26 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
20. **N 22° 33' 03" E**, a distance of **78.41 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
21. With a curve to the left having a radius of **1515.00 feet**, an arc length of **188.36 feet**, a delta angle of **007° 07' 25"**, and a chord which bears, **N 18° 59' 20" E**, a distance of **188.24 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency, and
22. **N 15° 25' 37" E**, a distance of **462.67 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of intersection at said apparent easterly right-of-way of Seewald Road and the apparent northerly right-of-way line of Richter Road, no record found, for the northwest corner of said 176.57 acre tract and the tract described herein;

THENCE: **S 76° 54' 56" E**, with the apparent northerly right-of-way line of said Richter Road, a distance of **15.01 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northeast corner of the tract described herein, from which a found ½" iron rod in the west line of a called 320 acre tract of land as described in Volume 75, Page 791 of the Official Records of Kendall County, Texas, at the northeast corner of a called 279.183 acre tract of land as described in Volume 336, Page 804 of the Official Records of Kendall County, Texas, and for the southeast corner of said 176.57 acre tract, bears **S 07° 41' 33" E** a distance of **3476.06 feet**;

THENCE: Departing the apparent northerly right-of-way line of said Richter Road and into said 176.57 acre tract, the following twenty-three (23) courses:

1. **S 15° 25' 37" W**, a distance of **463.28 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a curve to the right having a radius of **1530.00 feet**, an arc length of **190.23 feet**, a delta angle of **007° 07' 25"**, and a chord which bears, **S 18° 59' 20" W**, a distance of **190.11 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
3. **S 22° 33' 03" W**, a distance of **78.41 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
4. With a curve to the right having a radius of **530.00 feet**, an arc length of **156.23 feet**, a delta angle of **016° 53' 22"**, and a chord which bears, **S 30° 59' 44" W**, a distance of **155.67 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
5. **S 39° 26' 25" W**, a distance of **102.89 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,

6. With a curve to the right having a radius of **200.00 feet**, an arc length of **163.12 feet**, a delta angle of **046° 43' 45"**, and a chord which bears, **S 62° 48' 18" W**, a distance of **158.63 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of compound curvature,
7. With a curve to the right having a radius of **530.00 feet**, an arc length of **155.70 feet**, a delta angle of **016° 49' 54"**, and a chord which bears, **N 85° 24' 53" W**, a distance of **155.14 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
8. **N 76° 59' 56" W**, a distance of **291.19 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
9. With a curve to the left having a radius of **140.00 feet**, an arc length of **134.26 feet**, a delta angle of **054° 56' 51"**, and a chord which bears, **S 75° 31' 39" W**, a distance of **129.18 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,
10. With a curve to the right having a radius of **1280.00 feet**, an arc length of **323.90 feet**, a delta angle of **014° 29' 54"**, and a chord which bears, **S 55° 18' 10" W**, a distance of **323.03 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,
11. With a curve to the right having a radius of **1760.00 feet**, an arc length of **142.93 feet**, a delta angle of **004° 39' 11"**, and a chord which bears, **S 60° 13' 31" W**, a distance of **142.89 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
12. **S 57° 53' 56" W**, a distance of **206.32 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
13. With a curve to the left having a radius of **220.00 feet**, an arc length of **113.57 feet**, a delta angle of **029° 34' 42"**, and a chord which bears, **S 43° 06' 35" W**, a distance of **112.32 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point tangency,
14. **S 28° 19' 14" W**, a distance of **241.85 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
15. With a curve to the right having a radius of **1530.00 feet**, an arc length of **462.12 feet**, a delta angle of **017° 18' 20"**, and a chord which bears, **S 36° 58' 24" W**, a distance of **460.36 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
16. **S 45° 37' 34" W**, a distance of **451.03 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
17. With a curve to the right having a radius of **730.00 feet**, an arc length of **190.92 feet**, a delta angle of **014° 59' 04"**, and a chord which bears, **S 53° 07' 06" W**, a distance of **190.37 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,
18. With a curve to the left having a radius of **1455.00 feet**, an arc length of **359.43 feet**, a delta angle of **014° 09' 13"**, and a chord which bears, **S 53° 32' 02" W**, a distance of **358.51 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency,
19. **S 46° 27' 25" W**, a distance of **796.34 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
20. With a curve to the right having a radius of **265.00 feet**, an arc length of **102.72 feet**, a delta angle of **022° 12' 31"**, and a chord which bears, **S 57° 33' 40" W**, a distance of **102.08 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of reverse curvature,
21. With a curve to the left having a radius of **150.00 feet**, an arc length of **88.11 feet**, a delta angle of **033° 39' 25"**, and a chord which bears, **S 51° 50' 13" W**, a distance of **86.85 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency, and
22. **S 35° 00' 31" W**, a distance of **172.55 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southeast corner of the tract described herein, and
23. **N 89° 38' 47" W**, a distance of **1.22 feet** to a found ½" iron rod for the northwest corner of said 279.113 acre tract, and an angle of said 176.57 acre tract and the tract described herein,

THENCE: S 89° 47' 50" W, with the south line of said 176.57 acre tract a distance of **17.13 feet** to the **POINT OF BEGINNING** and containing **1.856 acres** of land situated in Kendall County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work was performed in July, 2021.



Job # 21-4073 1.856Acres

Date: July 27, 2021



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Long Range Facility Planning
DEPARTMENT & PERSON MAKING REQUEST	Christina Bergmann, Commissioner Precinct 1
PHONE # OR EXTENSION #	830-249-9343 Ext. 370
TIME NEEDED FOR PRESENTATION	15 minutes
WORDING OF AGENDA ITEM	Consideration and action on a proposal in response to a request for assistance in developing a Facility Master Plan (LRFMP) for Kendall County.
REASON FOR AGENDA ITEM	The purpose of the Long Range Facility Master Plan is to assist the County in addressing current and future facility, operations and equipment needs.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Long Range Facility Planning Committee
DEPARTMENT & PERSON MAKING REQUEST	Christina Bergmann, Commissioner Precinct 1
PHONE # OR EXTENSION #	830-249-9343 Ext. 370
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the designation of a committee to participate in developing a Facility Master Plan (LRFMP) for Kendall County.
REASON FOR AGENDA ITEM	The purpose of the Long Range Facility Master Plan is to assist the County in addressing current and future facility, operations and equipment needs.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021
OPEN SESSION

SUBJECT	Handicap Accessible Van for Kronkosky Place
DEPARTMENT & PERSON MAKING REQUEST	Richard Elkins Commissioner Precinct 2
PHONE # OR EXTENSION #	830-249-9343 ext 315
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of providing funds to Kronkosky Place to purchase a Handicap Accessible Van totaling \$75,000.
REASON FOR AGENDA ITEM	To provide transportation to Seniors with limited mobility that require wheelchair accessibility. Currently there are serious challenges in transporting these seniors to obtain life-altering services.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Kendall County Animal Shelter OSSF Systems
DEPARTMENT & PERSON MAKING REQUEST	Charity Barnes, Animal Shelter Coordinator
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the proposed service agreement with Lonestar Aerobic Services, LLC for OSSF systems located at the Kendall County Animal Shelter.
REASON FOR AGENDA ITEM	Annual contract
WHO WILL THIS AFFECT?	Kendall County Animal Shelter
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Jail Showers
DEPARTMENT & PERSON MAKING REQUEST	Al Auxier, County Sheriff
PHONE # OR EXTENSION #	830-249-9721
TIME NEEDED FOR PRESENTATION	10 minutes
WORDING OF AGENDA ITEM	Consideration and action to allow Prime Coat Coating Systems to repair 24 shower stalls in the jail.
REASON FOR AGENDA ITEM	To repair and replace the inferior materials and workmanship of the 24 showers in the new jail.
WHO WILL THIS AFFECT?	Kendall County Detention Center
ADDITIONAL INFORMATION	Contract and photos



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	CSS Professional Services Agreement for pre-trial services with computer software
DEPARTMENT & PERSON MAKING REQUEST	Erica O'Neil, Kendall County Pre-Trial Director
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the proposed agreement with Computer Software Solutions, LP ("CSS") to provide specialized software for use by the pre-trial services department.
REASON FOR AGENDA ITEM	Pre-Trial Services Department software need
WHO WILL THIS AFFECT?	Pre-Trial Services Department
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	New Job Description
DEPARTMENT & PERSON MAKING REQUEST	Juanita Espino, Human Resources Director
PHONE # OR EXTENSION #	830-249-9343 Ext 600
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the job description for Emergency Medical Technician (EMT-B).
REASON FOR AGENDA ITEM	New position
WHO WILL THIS AFFECT?	Emergency Medical Services Department
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Wireless access
DEPARTMENT & PERSON MAKING REQUEST	John Buckelew, IT Director
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve an upgrade wireless access to the Historic Courthouse.
REASON FOR AGENDA ITEM	Additional access points are needed to improve service and security
WHO WILL THIS AFFECT?	Historic Courthouse, Information Technology
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Hill Country MHDD Board of Trustees
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-249-9343, ext. 213
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Discussion concerning the Hill Country Mental Health and Developmental Disability (MHDD) Board of Trustees.
REASON FOR AGENDA ITEM	Discussion
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 11/8/2021 OPEN SESSION	
SUBJECT	Johnson and Johnson Settlement - Opioid Litigation
DEPARTMENT & PERSON MAKING REQUEST	Bill Ballard, General Counsel
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	10 minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of a settlement with Johnson & Johnson (Janssen) in Cause No. 2018-77023.
REASON FOR AGENDA ITEM	Kendall County's outside counsel have negotiated a settlement with one of the defendants in the County of Kendall v. Purdue Pharma L.P., et al.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None