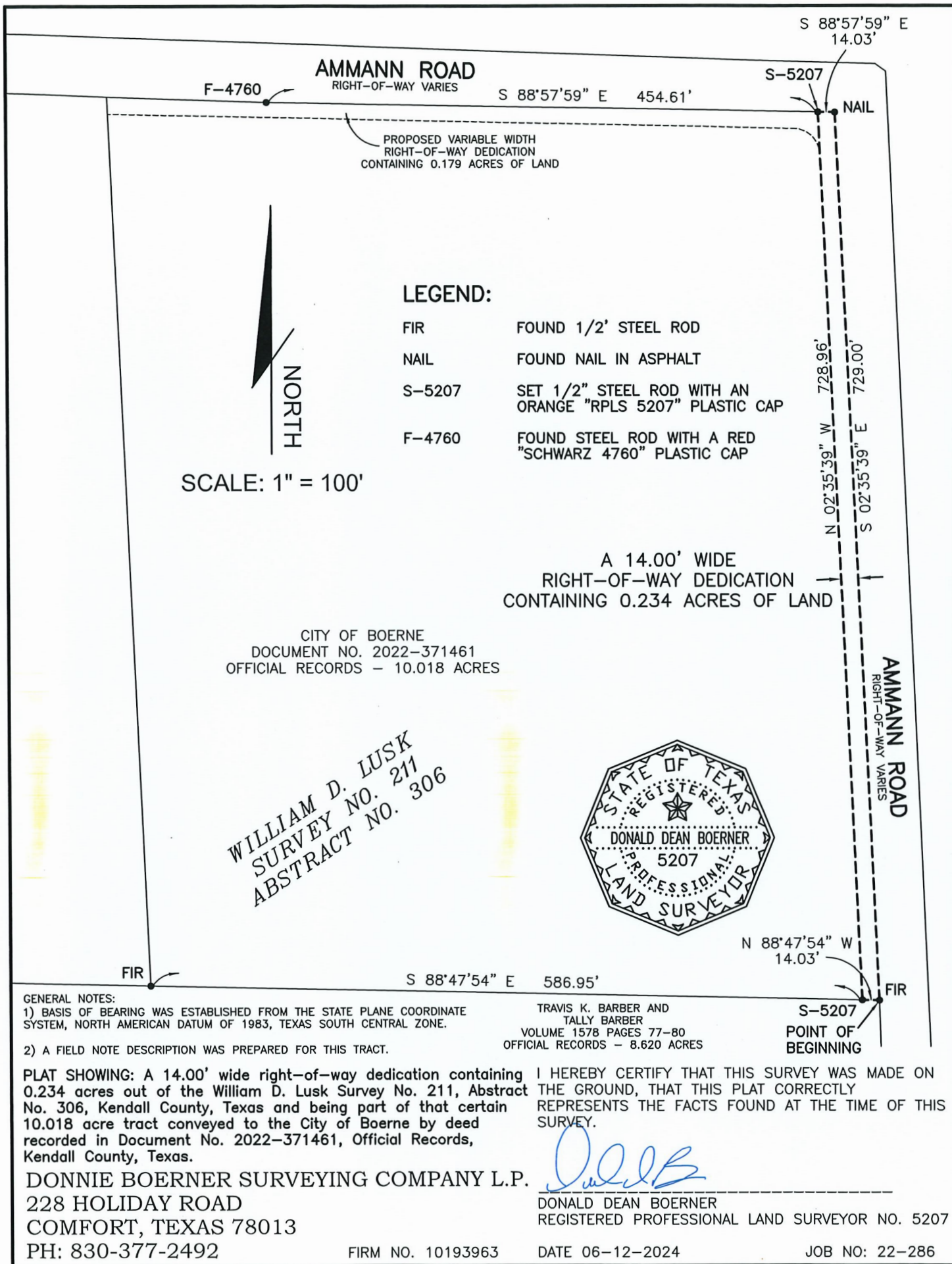


Exhibit A



S 88°57'59" E  
14.03'

**AMMANN ROAD**  
RIGHT-OF-WAY VARIES

F-4760

S 88°57'59" E 454.61'

S-5207

NAIL

PROPOSED VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION  
CONTAINING 0.179 ACRES OF LAND



**LEGEND:**

- FIR FOUND 1/2' STEEL ROD
- NAIL FOUND NAIL IN ASPHALT
- S-5207 SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- F-4760 FOUND STEEL ROD WITH A RED "SCHWARZ 4760" PLASTIC CAP

SCALE: 1" = 100'

A 14.00' WIDE  
RIGHT-OF-WAY DEDICATION  
CONTAINING 0.234 ACRES OF LAND

CITY OF BOERNE  
DOCUMENT NO. 2022-371461  
OFFICIAL RECORDS - 10.018 ACRES

WILLIAM D. LUSK  
SURVEY NO. 211  
ABSTRACT NO. 306



AMMANN ROAD  
RIGHT-OF-WAY VARIES

FIR

S 88°47'54" E 586.95'

N 88°47'54" W  
14.03'

FIR

**GENERAL NOTES:**

1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

PLAT SHOWING: A 14.00' wide right-of-way dedication containing 0.234 acres out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas.

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

TRAVIS K. BARBER AND  
TALLY BARBER  
VOLUME 1578 PAGES 77-80  
OFFICIAL RECORDS - 8.620 ACRES

S-5207  
POINT OF BEGINNING

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Donald Dean Boerner*

DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

FIRM NO. 10193963

DATE 06-12-2024

JOB NO: 22-286

**Exhibit A**

**Donnie Boerner Surveying Company L.P.**

228 Holiday Road ♦ Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193963

Field Notes for a 14.00' Wide Right-of-Way Dedication Containing 0.234 Acres of Land

**Being** a 14.00' wide right-of-way dedication containing 0.234 acres out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas, said 0.234 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a ½" steel rod found in the west line of Ammann Road for the southeast corner of the herein described tract, the southeast corner of the above referenced 10.018 acre tract;

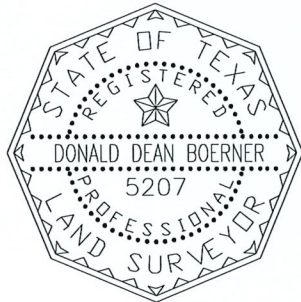
**Thence**, departing the west line of Ammann Road, with the south line of said 10.018 acre tract, North 88 degrees 47 minutes 54 seconds West, a distance of 14.03 feet to a ½" steel rod set with an orange "RPLS 5207" plastic cap for the southwest corner of the herein described tract, said point bears, South 88 degrees 47 minutes 54 seconds East, a distance of 586.95 feet from a ½" steel rod found at the southwest corner of said 10.018 acre tract;

**Thence**, severing said 10.018 acre tract, North 02 degrees 35 minutes 39 seconds West, a distance of 728.96 feet to a ½" steel rod set with an orange "RPLS 5207" plastic cap in the south line of Ammann Road, the north line of said 10.018 acre tract for the northwest corner of the herein described tract, said point bears, South 88 degrees 57 minutes 59 seconds East, a distance of 454.61 feet from a steel rod found with a red "SCHWARZ 4760" plastic cap;

**Thence**, with the south line of Ammann Road, the north line of said 10.018 acre tract, South 88 degrees 57 minutes 59 seconds East, a distance of 14.03 feet to a nail found in asphalt for the northeast corner of the herein described tract, the northeast corner of said 10.018 acre tract;

**Thence**, with the west line of Ammann Road, the east line of said 10.018 acre tract, South 02 degrees 35 minutes 39 seconds East, a distance of 729.00 feet to the **Place of Beginning** and containing 0.234 acres of land.

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



Donald Dean Boerner  
Registered Professional Land Surveyor No. 5207