

# EXHIBIT A

## Donnie Boerner Surveying Company L.P.

20 GEL Ranch Road ♦ Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193963

### Field Notes for a 2.923 Acre Tract of Land

**Being** a 2.923 acre tract 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 2.923 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a ½” steel found with an orange “RPLS 5207” plastic cap in the west line of Ammann Road for the southeast corner of the herein described tract, the southwest corner of a 0.234 acre right-of-way dedication recorded in Document No. 2024-392205, Official Records, Kendall County, Texas and being in the south line of the above referenced 10.018 acre tract, the north line of a 8.620 acre tract recorded in Volume 1578, Pages 77-80, Official Records, Kendall County, Texas;

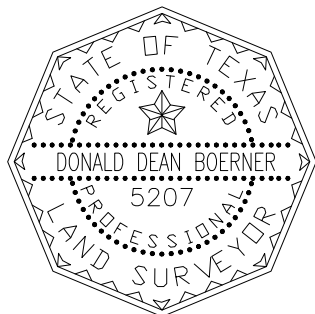
**Thence**, with the south line of said 10.018 acre tract, the north line of said 8.620 acre tract, North 88 degrees 47 minutes 54 seconds West, a distance of 586.95 feet to a ½” steel rod found for the southwest corner of the herein described tract, the southwest corner of said 10.018 acre tract, the southeast corner of a 10.016 acre tract recorded in Volume 401, Pages 306-308, Official Records, Kendall County, Texas;

**Thence**, with the west line of said 10.018 acre tract, the east line of said 10.016 acre tract, North 02 degrees 30 minutes 45 seconds West, a distance of 217.45 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for the northwest corner of the herein described tract, said point bears, South 02 degrees 30 minutes 45 seconds East, a distance of 497.94 feet from a ½” steel rod found with an orange “RPLS 5207” plastic cap at the southwest corner of a 0.179 acre right-of-way dedication recorded in Document No. 2024-391923, Official Records, Kendall County, Texas;

**Thence**, departing the east line of said 10.016 acre tract, severing said 10.018 acre tract, South 88 degrees 47 minutes 54 seconds East, a distance of 586.63 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap in the west line of Ammann Road, same being the west line of the aforementioned 0.234 acre right-of-way dedication for the northeast corner of the herein described tract, said point bears, South 02 degrees 35 minutes 39 seconds East, a distance of 476.81 feet from a ½” steel rod found with an orange “RPLS 5207” plastic cap at the southeast corner of said 0.179 acre right-of-way dedication;

**Thence**, with the west line of Ammann Road, same being the west line of said 0.234 acre right-of-way dedication, South 02 degrees 35 minutes 39 seconds East, a distance of 217.47 feet to the **Place of Beginning** and containing 2.923 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.



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Donald Dean Boerner

Registered Professional Land Surveyor No. 5207

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**AMMANN ROAD**

RIGHT-OF-WAY VARIES

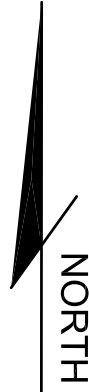
F-5207

F-5207

COUNTY OF KENDALL,  
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS  
DOCUMENT NO. 2024-391923  
OFFICIAL RECORDS  
0.179 ACRE RIGHT-OF-WAY DEDICATION

**LEGEND:**

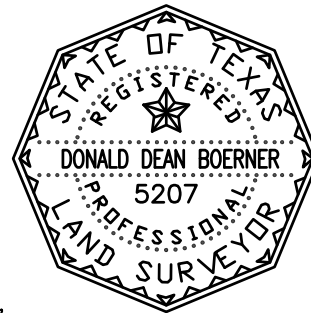
FIR	FOUND 1/2' STEEL ROD
F-5207	FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
S-5207	SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

**SCALE: 1" = 100'**

CITY OF FAIR OAKS RANCH, TEXAS,  
A HOME-RULE MUNICIPAL CORPORATION  
DOCUMENT NO. 2024-392205  
OFFICIAL RECORDS  
0.234 ACRE RIGHT-OF-WAY DEDICATION

JOSEPH A. KAZENAS AND  
KATHLEEN A. MORRISSEY  
VOLUME 401 PAGES 306-308  
OFFICIAL RECORDS - 10.016 ACRES

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



S-5207

S 88°47'54" E 586.63'

S-5207

217.45'

N 02°30'45" W

FIR

**2.923 ACRES**

N 88°47'54" W 586.95'

217.47'  
S 02°35'39" E  
F-5207

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

**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 2.923 acre tract 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.**  
20 GEL RANCH ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492

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

**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  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

FIRM NO. 10193963

DATE 01-07-2025

JOB NO: 22-286