

Bushong Land Surveying

Land Surveying Across The Lone Star State

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DESCRIPTION OF 176.68 ACRES OF LAND OUT OF VARIOUS ORIGINAL SURVEYS IN KERR COUNTY, TEXAS.

Being all that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising a total of 176.68 of land out of the following Original Surveys:

<u>Survey</u>	<u>Grantee</u>	<u>Abst. No.</u>	<u>Acres±</u>
3	L.A. Patillo	274	0.06
691	M.H. Marshall	2062	113.00
692	E.S. Smith	615	27.34
1301	T.W.N.G. Ry. Co.	631	33.32
1303	W.A. Gibbons	561	<u>2.96</u>
	Total		176.68

The said 176.68 acre tract being comprised of the lands described as 173.50 acres in Exhibit "B" of a Special Warranty Deed from Richard C. Bartlett to Angel Guarino dated May 29, 1996 and recorded in Volume 852, Page 559 of the Real Property Records of Kerr County, Texas and a part of the lands described as 8.96 acres in a Warranty Deed from Vivian Marie Shannon to Angel Guarino dated November 14, 2002 and recorded in Volume 1228, Page 389 of the Real Property Records of Kerr County, Texas. The said 176.68 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake found by a 3-way fence corner post marking the southwest corner of said 173.50 acre tract, northwest corner of a certain 203.50 acre tract (Vol. 603, Pg. 277) and being in the east line of a certain 52.08 acre tract (Vol. 1589, Pg. 668);

THENCE (basis of bearings – GPS True North) along or near fence with the west line of said Survey No. 1301, east line of Kendall County School League No. 1, Abstract No. 216, west line of said 173.50 acre tract and partly with the east line of said 52.08 acre tract, N 0° 36' E a distance of 541.94 feet to a cedar fence post on the south side of a cattle guard, and N 0° 05' W a distance of 8.88 feet to a point in the approximate center of said cattle guard and Upper Turtle Creek Road marking the northwest corner of said 173.50 acre tract and southwest corner of a certain 163.75 acre tract (Vol. 1363, Pg. 195);

THENCE with the approximate center of Upper Turtle Creek Road and the common line between said 173.50 acre tract and said 163.75 acre tract as follows: (all points are called to be 60d nails set at road angles in the 173.50 acre deed and are now under pavement, a metal detector was used to verify the nail locations by sounding to prevent destroying the pavement)

N 74° 01' E, 147.15 feet; found 60d nail

N 86° 59' E, 215.21 feet; point (called 60d nail, sounding to verify)

S 80° 08' E, 243.68 feet; point (called 60d nail, sounding to verify)

S 53° 14' E, 200.24 feet; set ½" iron stake

S 28° 04' E, 210.56 feet; point (called 60d nail, sounding to verify)

S 47° 14' E, 173.17 feet; point (called 60d nail, sounding to verify)

S 76° 39' E, 195.89 feet; point (called 60d nail, sounding to verify)

N 84° 07' E, 239.94 feet; point (called 60d nail, sounding to verify)

N 79° 18' E, 276.96 feet; point on low water crossing

N 78° 36' E, 284.57 feet; point (called 60d nail, sounding to verify)

N 71° 15' E, 162.08 feet; point (called 60d nail, sounding to verify)

N 50° 52' E, 158.12 feet; point (called 60d nail, sounding to verify)

N 43° 02' E, 541.42 feet to a 60d nail found in the north line of said 173.50 acre tract marking the southwest corner of a certain 50.64 acre tract (Instrument No. 13-08513);

THENCE with the approximate center of Upper Turtle Creek Road and the common line between said 50.64 acre tract and said 173.50 acre tract as follows: (all points are called to be ½" iron stakes set

at road angles in the 50.64 acre deed and are now under pavement, a metal detector was used to verify the iron stake locations by sounding to prevent destroying the pavement)

N 86° 46' E, 115.94 feet; point (called ½" iron stake, sounding to verify)

S 49° 57' E, 124.49 feet; point on low water crossing at the beginning of a curve to the left

Along the arc of said curve to the left (long chord bears S 75° 48' E, 218.01 feet) having a central angle of 51° 42', a radius of 250.00 feet, and a distance along arc of 225.59 feet to a point at the end of said curve (called ½" iron stake, sounding to verify);

N 78° 21' E, 590.33 feet; point (called ½" iron stake, sounding to verify) at the beginning of a curve to the right

Along the arc of said curve to the right (long chord bears N 89° 47' E, 176.80 feet) having a central angle of 22° 52', a radius of 445.82 feet, and a distance along arc of 177.98 feet to a point at the end of said curve (called ½" iron stake, sounding to verify);

S 78° 46' E, 265.74 feet; found ½" iron stake at the beginning of a curve to the right

Along the arc of said curve to the right (long chord bears S 55° 08' E, 422.38 feet) having a central angle of 47° 17', a radius of 526.56 feet, and a distance along arc of 434.61 feet to a point at the end of said curve (called ½" iron stake, sounding to verify);

S 31° 29' E, 582.34 feet; point (called ½" iron stake, sounding to verify)

S 53° 20' E, 354.53 feet; point (called ½" iron stake, sounding to verify)

S 52° 46' E, 296.50 feet; found ½" iron stake

S 35° 32' E, 318.03 feet; found ½" iron stake and

S 44° 09' E, 122.14 feet; point on cattle guard marking the southeast corner of said 50.64 acre tract, northeast corner of said 173.50 acre tract, southwest corner of a certain 27.53 acre tract (Vol. 1389, Pg. 273), northwest corner of said 8.96 acre tract, and northwest corner of Lot No. 1 of 6.00 acres, Francisco's Place, according to the plat thereof recorded in Volume 8, Page 124 of the Plat Records of Kerr County, Texas;

THENCE with the east line of said 173.50 acre tract and, west line of said 8.96 acre tract, and west line of said 6.00 acre tract as follows:

S 26° 55' W, 56.02 feet; point, now along or near fence

S 25° 33' W, 373.49 feet; found ½" iron stake in fence

S 25° 21' W, 524.38 feet; found ½" iron stake in fence and

S 25° 47' W, 8.45 feet to a 3/8" iron stake found in fence marking the southwest corner of said 6.00 acre tract;

THENCE S 64° 06' E over and across said 8.96 acre tract with the south line of said 6.00 acre tract a distance of 273.15 feet to a found 1/2" iron stake marked "Voelkel" marking the southeast corner of said 6.00 acre tract, a northeast corner of subject tract, and being in the west line of a certain 28.57 acre tract (Vol. 1431, Pg. 669);

THENCE S 25° 50' W with the common line between said 28.57 acre tract and said 8.96 acre tract a distance of 467.34 feet to a ½" iron stake found in fence marking the southwest corner of said 28.57 acre tract, southeast corner of said 8.96 acre tract, southeast corner of subject tract, and being in the north line of Tract No. 205-A, Turtle Creek Ranches (Vol. 158, Pg. 371);

THENCE N 64° 58' W over and across said Survey No. 1303 along or near fence with the south line of said 8.96 acre tract and north line of said Tract No. 205-A a distance of 282.09 feet to a pipe 3-way fence corner post marking the southeast corner of said 173.50 acre tract, southwest corner of said 8.96 acre tract, and taken as the southeast corner of said Survey No. 691;

THENCE N 64° 42' W along or near fence with the south line of said 173.50 acre tract and north line of said Tract No. 205-A and then Tract No. 206-A of said Turtle Creek Ranches a distance of 665.16 feet to a ½" iron stake found in fence marking the northwest corner of said Tract No. 206-A and northeast corner of Tract No. 207-B of said Turtle Creek Ranches;

THENCE N 64° 33' W along or near fence with the south line of said 173.50 acre tract and north line of Tract 207-B and then Tract 215 of said Turtle Creek Ranches a distance of 1356.67 feet to found 60d nail;

THENCE with the south line of said 173.50 acre tract, not with fence as follows:

N 67° 14' W, 124.83 feet; point

S 64° 47' W, 18.14 feet; found 60d nail and

N 65° 18' W, 146.54 feet to a 3-way fence corner post marking the northeast corner of said 203.50 acre tract and taken as the northwest corner of said Survey No. 1302 and lower northeast corner of said Survey No. 1301;

THENCE along or near fence with the common line between said 203.50 acre tract and said 173.50 acre tract as follows:

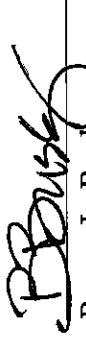
N 59° 14' W, 314.89 feet; found 1/2" iron stake by fence angle post

N 72° 11' W, 566.87 feet; pipe fence angle post and

N 69° 10' W, 2101.98 feet to the place of BEGINNING.

THE STATE OF TEXAS
COUNTY OF KERR

I, Benge L. Bushong, a registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.


Benge L. Bushong
R.P.L.S. No. 5690
September 22, 2014
Job #2902

