



**OVERBY
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TRACT ONE:
**METES AND BOUNDS DESCRIPTION
OF
29.06 ACRES**

Being 29.06 acres of land, more or less, and being approximately 23.88 acres of land out of the Elias Stephans Survey No. 382, Abstract 293 and approximately 5.18 acres of land out of the Jobe S. Collard Survey No. 383 Abstract No. 107 in Kerr County, Texas and being that same tract called 31.09 acres in Volume 298, Page 617 and in Volume 289, Page 43 of the Deed Records of Kerr County, Texas. Said 29.06 acres being more particularly described as follows:

BEGINNING at a found ½ inch iron pin in the Northwest line of Hermann Sons Road (also known as Vogus Road). Said pin being the South terminus of the most East line of the East line of Lot 1 of Riverpark Estates Subdivision recorded in Volume 4, Page 42 of the Plat Records of Kerr County, Texas and the Southwest corner of the tract being described;

THENCE with the East line of said Lot 1 of Riverpark Estates, North 00 degrees 23 minutes 33 seconds East, passing a found ½ inch iron pin at 138.02 feet, and continuing a total distance of 160.43 feet to the South bank of the Guadalupe River;

THENCE with the meanders of the South bank of the Guadalupe River, North 50 degrees 51 minutes 44 seconds East, a distance of 120.75 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 50 degrees 37 minutes 27 seconds East, a distance of 117.79 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 50 degrees 54 minutes 37 seconds East, a distance of 121.39 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 47 degrees 40 minutes 04 seconds East, a distance of 98.41 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 57 degrees 06 minutes 45 seconds East, a distance of 64.33 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 25 degrees 24 minutes 05 seconds West, a distance of 15.95 feet;

TRACT ONE CONTINUATION:
Metes and Bounds Description
29.06 Acres

THENCE with the meanders of the South bank of the Guadalupe River, North 53 degrees 02 minutes 36 seconds East, a distance of 62.85 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 55 degrees 16 minutes 46 seconds East, a distance of 203.54 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 55 degrees 53 minutes 23 seconds East, a distance of 241.68 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 60 degrees 50 minutes 03 seconds East, a distance of 138.11 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 66 degrees 26 minutes 14 seconds East, a distance of 50.00 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 37 degrees 26 minutes 37 seconds East, a distance of 20.20 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 41 degrees 20 minutes 26 seconds East, a distance of 49.65 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 09 degrees 27 minutes 26 seconds East, a distance of 45.71 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 41 degrees 54 minutes 12 seconds East, a distance of 28.67 feet;

THENCE with the meanders of the South bank of the Guadalupe River, South 54 degrees 47 minutes 35 seconds East, a distance of 35.00 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 55 degrees 19 minutes 29 seconds East, a distance of 49.13 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 07 degrees 57 minutes 20 seconds East, a distance of 31.81 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 52 degrees 46 minutes 34 seconds West, a distance of 47.18 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 84 degrees 43 minutes 12 seconds West, a distance of 18.91 feet;

TRACT ONE CONTINUATION:
Metes and Bounds Description
29.06 Acres

THENCE with the meanders of the South bank of the Guadalupe River, North 22 degrees 20 minutes 41 seconds West, a distance of 55.56 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 33 degrees 44 minutes 07 seconds East, a distance of 20.30 feet;

THENCE with the meanders of the South bank of the Guadalupe River, South 77 degrees 25 minutes 14 seconds East, a distance of 52.36 feet;

THENCE with the meanders of the South bank of the Guadalupe River, South 34 degrees 33 minutes 52 seconds East, a distance of 37.62 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 37 degrees 59 minutes 55 seconds East, a distance of 74.71 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 14 degrees 26 minutes 18 seconds East, a distance of 142.73 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 42 degrees 33 minutes 41 seconds East, a distance of 61.72 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 47 degrees 06 minutes 08 seconds East, a distance of 198.73 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 39 degrees 57 minutes 25 seconds East, a distance of 100.43 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 27 degrees 24 minutes 23 seconds East, a distance of 75.59 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 12 degrees 26 minutes 59 seconds East, a distance of 189.76 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 40 degrees 05 minutes 54 seconds West, a distance of 37.70 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 16 degrees 56 minutes 47 seconds East, a distance of 90.37 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 02 degrees 54 minutes 35 seconds East, a distance of 48.71 feet;

**TRACT ONE CONTINUATION:
Metes and Bounds Description
29.06 Acres**

THENCE with the meanders of the South bank of the Guadalupe River, North 10 degrees 52 minutes 54 seconds East, a distance of 166.59 feet;

THENCE with the meanders of the South bank of the Guadalupe River, North 17 degrees 07 minutes 42 seconds East, a distance of 209.78 feet;

THENCE with the meanders of the South bank of the Guadalupe River, South 64 degrees 40 minutes 45 seconds East, a distance of 135.05 feet;

THENCE with the meanders of the South bank of the Guadalupe River, South 87 degrees 43 minutes 58 seconds East, a distance of 93.31 feet to the East line of the Elias Stephans Survey No. 382 and the West line of the said Jobe S. Collard Survey No. 383;

THENCE leaving the South bank of the Guadalupe River and with the East line of the Elias Stephans Survey No. 382 and the West line of the said Jobe S. Collard Survey No. 383, South 00 degrees 44 minutes 22 seconds East, passing a set ½ inch iron pin with red cap stamped Overby Descamps at 30.59 feet, and continuing a total distance of 63.93 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE departing the East line of the Elias Stephans Survey No. 382 and the West line of the said Jobe S. Collard Survey No. 383, South 89 degrees 44 minutes 22 seconds East, a distance of 165.16 feet to a found ½ inch iron pin;

THENCE South 00 degrees 44 minutes 22 seconds East, a distance of 1347.22 feet to a found ½ inch iron pin in the North line of Hermann Sons Road;

THENCE with the North line of Hermann Sons Road, South 77 degrees 54 minutes 04 seconds West, a distance of 168.47 feet to a found ½ inch iron pin in the East line of the Elias Stephans Survey No. 382 and the West line of the said Jobe S. Collard Survey No. 383;

THENCE continuing with the North line of Hermann Sons Road, South 81 degrees 39 minutes 10 seconds West, a distance of 480.01 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with the North line of Hermann Sons Road, South 67 degrees 39 minutes 50 seconds West, a distance of 148.49 feet to a found ½ inch iron pin;

THENCE continuing with the North line of Hermann Sons Road, South 64 degrees 27 minutes 16 seconds West, a distance of 1176.69 feet to a found ½ inch iron pin;

THENCE continuing with the North line of Hermann Sons Road, South 49 degrees 24 minutes 25 seconds West, a distance of 190.82 feet to a found ½ inch iron pin;

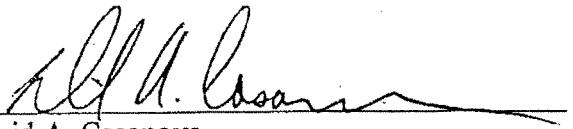
TRACT ONE CONTINUATION:
Metes and Bounds Description
29.06 Acres

THENCE continuing with the North line of Hermann Sons Road, South 41 degrees 45 minutes 48 seconds West, a distance of 86.08 feet to the POINT OF BEGINNING and containing 29.06 acres of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, N.A.D. 83.

A survey drawing of this description has been prepared.

November 7, 2002


David A. Casanova
Registered Professional Land Surveyor No. 4251





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TRACT TWO:
**METES AND BOUNDS DESCRIPTION
OF
176.36 ACRES**

Being 176.36 acres of Land, more or less, and being out of the Elias Stephans Survey No. 382, Abstract No. 293 in Kerr County, Texas and being the same tract called 176.292 acres described in Volume 298, Page 617 and Volume 289, Page 43 of the Deed Records of Kerr County, Texas. Said 176.36 acres being more particularly described as follows:

BEGINNING at a found ½ inch iron pin on the East line of Hermann Sons Road (also known as Vogus Rd.), said found ½ inch iron pin also being the North West Corner of Lot 1 in the Dutch Farm Subdivision recorded in Volume 7, Page 180 of the Plat Records of Kerr County, Texas and said ½ inch iron pin also being the Southwest corner of the tract being described;

THENCE with the East line of Hermann Sons Road, North 00 degrees 22 minutes 26 seconds West, a distance of 903.86 feet to a found ½ inch iron pin;

THENCE continuing with the East line of Hermann Sons Road, North 00 degrees 52 minutes 06 seconds West, a distance of 1174.36 feet to a found ½ inch iron pin (bent) replaced with a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with the East line of Hermann Sons Road, North 00 degrees 43 minutes 47 seconds West, a distance of 812.31 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with the East line of Hermann Sons Road, North 03 degrees 44 minutes 59 seconds West, a distance of 61.82 feet to a found ½ inch iron pin;

THENCE continuing with the East line of Hermann Sons Road, North 00 degrees 08 minutes 34 seconds East, a distance of 719.62 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with the East line and the Southeast line of Hermann Sons Road, North 31 degrees 24 minutes 36 seconds East, a distance of 69.61 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with the Southeast line of Hermann Sons Road, North 50 degrees 22 minutes 43 seconds East, a distance of 264.70 feet to a found ½ inch iron pin;

THENCE continuing with the Southeast line of Hermann Sons Road, North 64 degrees 32 minutes 17 seconds East, a distance of 1123.62 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

TRACT TWO CONTINUATION:
Metes and Bounds Description
176.36 Acres

THENCE continuing with the Southeast line of Hermann Sons Road, North 68 degrees 37 minutes 03 seconds East, a distance of 156.01 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with the Southeast line of Hermann Sons Road, North 81 degrees 31 minutes 28 seconds East, a distance of 471.45 feet to a set ½ inch iron pin with red cap stamped Overby Descamps in the East line of the said Elias Stephens Survey No. 382, being the West line of the Jobe S. Collard Survey No. 383;

THENCE with the said East line of the said Elias Stephens Survey No. 382 being the West line of the Jobe S. Collard Survey No. 383 and the West line of the tract described in Volume 33 Page 59 of the Deed Records of Kerr County, Texas, South 00 degrees 17 minutes 27 seconds East, a distance of 1251.12 feet to a set ½ inch iron pin with red cap stamped Overby Descamps at the North corner of a 5.5 acre tract described in Volume 43, Page 442 of the Deed Records of Kerr County, Texas;

THENCE leaving said East line of the Elias Stephens Survey, being the West line of the Jobe S. Collard Survey and the West line of the tract described in Volume 33 Page 59 of the Deed Records of Kerr County, Texas and with the West line of said 5.5 acre tract, South 45 degrees 18 minutes 19 seconds West, a distance of 215.58 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with said West line, South 26 degrees 51 minutes 28 seconds West, a distance of 56.60 feet to a set punch mark with wings in top of a fence post;

THENCE continuing with said West line, South 13 degrees 56 minutes 11 seconds West, a distance of 43.25 feet to a found ½ inch iron pin;

THENCE continuing with said West line, South 04 degrees 54 minutes 02 seconds East, a distance of 874.69 feet to a found ½ inch iron pin;

THENCE continuing with said West line, South 09 degrees 41 minutes 23 seconds East, a distance of 109.61 feet to a found ½ inch iron pin;

THENCE continuing with said West line, South 18 degrees 50 minutes 13 seconds East, a distance of 221.49 feet to a set ½ inch iron pin with red cap stamped Overby Descamps;

THENCE continuing with said West line, South 37 degrees 44 minutes 10 seconds East, a distance of 81.56 feet to a found ½ inch iron pin in the East line of the said Elias Stephens Survey No. 382, being the West line of the Jobe S. Collard Survey No. 383 and the West line of the tract described in Volume 33 Page 59 of the Deed Records of Kerr County, Texas

THENCE with the East line of the Elias Stephens Survey, being the West line of the Jobe S. Collard Survey No. 383 Abstract 107 and the West line of the tract described in Volume 33 Page 59 of the Deed Records of Kerr County, Texas, South 00 degrees 47 minutes 32 seconds East, a

TRACT TWO CONTINUATION:
Metes and Bounds Description
176.36 Acres

distance of 769.57 feet to a found ½ inch iron pin for the Northwest corner of the Hermann Sons Cemetery;

THENCE continuing with the East line of the Elias Stephens Survey No. 382, being the West line of the Jobe S. Collard Survey No. 383 Abstract 107 and the West line of the tract described in Volume 33 Page 59 of the Deed Records of Kerr County, Texas, South 00 degrees 42 minutes ~~27~~ seconds East, a distance of 984.81 feet to a found ½ inch iron pin for the Southeast corner of the tract being described and the Northeast corner of The Dutch Farm Subdivision;


THENCE departing the East line of the Elias Stephens Survey No. 382, being the West line of the Jobe S. Collard Survey No. 383 and the West line of the tract described in Volume 33 Page 59 of the Deed Records of Kerr County, Texas and with the North line of The Dutch Farm Subdivision, South 89 degrees 36 minutes 44 seconds West, passing a found ½ inch pin for the Northwest corner of Lot 4 of The Dutch Farm Subdivision at 475.14 feet, and continuing a total distance of 555.81 feet to a found ½ inch iron pin;

THENCE continuing with the north line of The Dutch Farm Subdivision, South 89 degrees 53 minutes 51 seconds West, passing a found ½ inch iron pin for the Northwest corner of Lot 3 at 131.55 feet and a found ½ inch iron pin for the Northwest corner of Lot 2 at 390.59 feet, and continuing a total distance of 1328.66 feet to the POINT OF BEGINNING and containing 176.36 acres of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone, N.A.D. 83.

A survey drawing of this description has been prepared.

November 7, 2002


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Registered Professional Land Surveyor No. 4251

