

FIELD NOTES DESCRIPTION FOR 1348.95 ACRES OF  
THE EDELSTEIN FAMILY LAND ON STATE HIGHWAY  
NO. 39 IN KERR COUNTY, TEXAS

Being all of a certain tract or parcel of land comprising approximate acreage out of various Original Patent Surveys in Kerr County, Texas, as follows:

Survey No.	Original Grantee	Abstract No.	Acres
W½ 1228	B. F. Merritt	1624	12.04
1515	T.W.N.G. R.R. Co.	810	1.27
W½ 1516	Emma Taylor	1941	2.24
1522	S. J. Banta	1859	1201.60
1897	J. Baker	1158	118.83
1926	D. R. Watson	1813	12.97

parts of 1) 160 acres conveyed as Tract 1 and 1280 acres conveyed as Tract 2 to Ruben Edelstein, Trustee from Ruth Sidelnik, et al, by a Deed executed the 14<sup>th</sup> day of June, 1979 and recorded in Volume 615 at Page 821, 2) 43.370 acres conveyed as Exhibit 3 to the Edelstein Family by a Cross Conveyance Deed dated February 6, 2004 and recorded in Volume 1333 at Page 249, both deeds recorded in the Real Property Records of Kerr County, Texas, and 3) 0.91 acre, Exhibit "B" and 0.02 acre, Exhibit "C" conveyed to Arthur Edelstein, Trustee from Fairweather Kerr, L.L.C. Property 2 by a Special Warranty Deed executed the 1<sup>st</sup> day of September, 2015 and recorded in File No. 16-0750 of the Official Public Records of Kerr County, Texas; INCLUDING approximately 2.24 acres out of W½ Survey No. 1516 and approximately 12.97 acres out of Survey No. 1926 located within the fenced boundary of this 1348.97 acres, but not contained in the deeds referenced hereinabove, nor in any current adjoining deed; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a three-way fence cornerpost for the northwest corner of the herein described tract and said 1280 acres, the southwest corner of 724.80 acres conveyed to Campbell Creek Ranch, Ltd. from McCombs Legacy, Ltd. by a Warranty Deed executed the 21<sup>st</sup> day of April, 2010 and recorded in Volume 1785 at Page 870 of the Official Public Records of Kerr County, Texas; which point is at or near the northwest corner of said Survey No. 1522;

THENCE, along a fence with the common line between said 1280 acres and said 724.80 acres: S.88°38'43"E. 4697.46 ft. (S.88°39'56"E. 4697.43 ft.) to a found ½" iron stake; and S.88°40'34"E. 1501.49 ft. (S.88°42'18"E. 1501.59 ft.) to a ½" iron stake found at a three-way cornerpost at the southeast corner of said 724.80 acres, the southwest corner of 517.2 acres conveyed to Willard O. Bass from Virgie Wagner, et vir, by a Warranty Deed executed the 6<sup>th</sup> day of February, 1959 and recorded in Volume 104 at Page 264 of the Deed Records of Kerr County, Texas;

THENCE, with the common line between said 1280 acres and said 517.2 acres, S.89°11'15"E. (East), along a fence, at 1008.91 ft. passing a cornerpost, then continuing not along a fence for a total distance of 1336.84 ft. to an unmarked point in a fence;

THENCE, along a fence, upon, over and across said 1280 acres: S.31°07'57"E. 219.96 ft. to a cornerpost; and S.88°57'04"E. 685.82 ft. to a fence post marked with a ½" iron stake found at its base at the southwest corner of 133.8 acres conveyed to Celia Ann Merritt Hooker from Jacky Andrew Merritt, et al, by a Partition Deed dated the 1<sup>st</sup> day of October, 2007 and recorded in Volume 1653 at Page 309 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence, continuing upon, over and across said 1280 acres, with the south line of said 133.8 acres: S.88°07'14"E. 138.46 ft. (S.88°48'22"E. 142.02 ft.) to an anglepost; S.89°31'09"E. 391.87 ft. (N.89°52'52"E. 381.92 ft.) to an anglepost; and S.89°10'42"E., at approximately 74 ft. passing the east line of said 1280 acres, then continuing for a total distance of 240.65 ft. (S.89°44'54"E. 240.42 ft.) to a three-way cornerpost for the northeast corner of the herein described tract, the southeast corner of said 133.8 acres, in the west line of 100.0 acres shown as "Old Owl Ranch" on the plat of Comanche Caves Ranch Unit I, a subdivision of record in Volume 4 at Pages 199 & 200 of the Plat Records of Kerr County, Texas;



THENCE, along a fence with the west line of said 100.0 acres: S.05°04'56"E. 274.40 ft. (S.05°46'E. 275.6 ft.) to an anglepost; and S.03°23'51"W. 360.57 ft. (S.02°44'W. 360.7 ft.) to a cornerpost at the southwest corner of said 100.0 acres in the north line of said 0.91 acre;

THENCE, along a fence with the common line between said 0.91 acre and said 100.0 acres, N.89°53'13"E. (N.89°02'E.) 1.36 ft. to a three-way cornerpost at the northeast corner of said 0.91 acre, a northwesterly corner of the remainder of 640 acres conveyed to Fairweather Real Estate, Ltd. from Jeanie Schaefer Boehm by a General Warranty Deed executed the 15<sup>th</sup> day of December, 2009 and recorded in Volume 1773 at Page 200 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence, S.19°30'46"W., with the southeast line of said 0.91 acre, the northwest line of the remainder of said 640 acres, at 499.42 ft. passing the south corner of said 0.91 acre in the west line of said 640 acres, the northeast corner of 33 sq. ft. conveyed as Exhibit "B" to Fairweather Kerr, L.L.C. Property 2 from Arthur Edelstein, Trustee by a Special Warranty Deed executed the 2<sup>nd</sup> day of September, 2015 and recorded in File No. 16-0751 of the Official Public Records of Kerr County, Texas, then continuing with the northwest line of said 33 sq. ft. for a total distance of 502.24 ft. to an anglepost for the northwest corner of said 33 sq. ft.;

THENCE, along a fence, S.01°01'11"E., with the west line of said 33 sq. ft., at 66.03 ft. passing its south corner, the north corner of said 0.02 acre in the west line of said 640 acres, then with the east line of said 0.02 acre and the west line of the remainder of said 640 acres for a total distance of 400.18 ft. to an anglepost

THENCE, along a fence, S.23°44'01"W., with the southeast line of said 0.02 acre, at 11.87 ft. passing its south corner in the west line of said 640 acres, the north corner of said 20.04 acres, then with the northwest line of said 20.04 acres for a total distance of 172.10 ft. to an anglepost;

THENCE, along a fence with the west line of said 20.04 acres, each point marked with an anglepost: S.00°33'09"W. 518.20 ft.; S.00°09'13"W. 599.68 ft.; S.01°20'36"W. 860.77 ft.; S.04°16'14"W. 250.82 ft.; S.00°12'18"W. 619.72 ft.; S.02°46'55"W. 152.06 ft.; S.01°30'13"E. 1138.16 ft.; S.57°02'21"W. 204.01 ft.; and S.82°04'17"W. 4.50 ft. to a ½" iron stake found at the northwest corner of 2.351 acres conveyed as Exhibit 5 to the Cook Family by said Cross Conveyance Deed dated February 6, 2004 and recorded in Volume 1333 at Page 249 of the Real Property Records of Kerr County, Texas;

THENCE, with the northwest line of said 2.351 acres: S.53°46'11"W. 355.67 ft. (S.53°58'14"W. 355.67 ft.) to a set ½" iron stake; and S.04°56'40"W. 115.55 ft. (S.05°08'43"W. 121.37 ft.) to a ½" iron stake set at the southwest corner of said 2.351 acres in the northwest right-of-way line of State Highway No. 39, the northwest line of 3.30 acres conveyed as Parcel (b) to the State of Texas from M. Edelstein by a Right-of-Way Deed executed the 15<sup>th</sup> day of May, 1941 and recorded in Volume 68 at Page 64 of the Deed Records of Kerr County, Texas, in a 17°04'26" curve concave to the southeast having a radius of 335.60 ft.;

THENCE, with the northwest right-of-way line of said State Highway No. 39, the northwest line of said 3.30 acres, each point marked with a set ½" iron stake: 31.97 ft. with an arc of said 17°04'26" curve subtended by a central angle of 05°27'31" [long chord = S.60°26'19"W. 31.96 ft.] to its end; S.57°42'34"W. 56.40 ft. to the beginning of a 09°15'44" curve concave to the southeast having a radius of 618.65 ft.; 314.28 ft. with an arc of said 09°15'44" curve subtended by a central angle of 29°06'24" [long chord = S.43°09'22"W. 310.91 ft.] to its end; S.28°36'10"W. 415.45 ft. to the beginning of a 09°35'55" curve concave to the southeast having a radius of 596.97 ft.; 298.94 ft. with an arc of said 09°35'55" curve subtended by a central angle of 28°41'28" [long chord = S.14°15'26"W. 295.82 ft.] to its end; S.00°05'18"E. 455.70 ft. to the beginning of a 03°00'40" curve concave to the west having a radius of 1902.93 ft.; 258.13 ft. with an arc of said 03°00'40" curve subtended by a central angle of 07°46'19" [long chord = S.03°47'52"W. 257.93 ft.] to its end; and S.07°41'01"W. 372.41 ft. to the southeast corner of the herein described tract in the north line of approximately 355.6 acres conveyed to Melany K. Murphy, et al, from Mary Lou Murphy by a by a Special



Warranty Deed executed the 31<sup>st</sup> day of December, 1998 and recorded in Volume 1037 at Page 182 of the Real Property Records of Kerr County, Texas;

THENCE, with the northeasterly line of said approximately 355.6 acres, along a fence, unless specified otherwise, each point marked with an anglepost unless specified otherwise: not along a fence, N.74°02'18"W. 37.60 ft. (N.75°34'58"W. 38.5 ft.) to set ½" iron stake and N.10°59'35"W. 78.60 ft. (N.12°32'15"W. 78.6 ft.) to a fence cornerpost; S.81°02'50"W. 667.23 ft. (S.79°30'10"W. 669.9 ft.); N.78°11'07"W. 343.82 ft. (N.79°29'46"W. 343.4 ft.); N.88°03'49"W. 176.83 ft. (N.89°44'24"W. 177.5 ft.); N.60°20'53"W. 400.49 ft. (N.61°38'46"W. 387.2 ft.); N.49°58'18"W. 514.03 ft. (N.52°00'05"W. 506.2 ft.); N.29°09'23"W. 746.48 ft. (N.30°14'41"W. 668.9 ft.); and N.01°21'53"E. 1394.77 ft. (N.00°09'16"W. 1391.7 ft.) to a cornerpost for a reentrant corner of the herein described tract at the northerly northeast corner of said approximately 355.6 acres, in the south line of said 1280 acres;

THENCE, along a fence with the common line between said 1280 acres and said approximately 355.6 acres, N.88°43'22"W. 804.94 ft. (N.89°58'44"W. 810.4 ft.) to a ½" iron stake found at a three-way cornerpost at the northwest corner of said approximately 355.6 acres, the northeast corner of 63.79 acres conveyed to Mark Pride Cook from Georgia Rae Cook by a Warranty Deed Reserving Life Estate executed the 22<sup>nd</sup> day of May, 2008 and recorded in Volume 1681 at Page 768 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1280 acres and said 63.79 acres, N.88°30'53"W. 1298.75 ft. (S.89°58'W. 1298.29 ft.) to a three-way cornerpost at the northwest corner of said 63.79 acres, the northeast corner of 861.01 acres conveyed to Robert James Bocock, II, et al, Co-Trustees from Robert James Bocock, II, et al, by a Correction Special Warranty Deed executed the 26<sup>th</sup> day of December, 2012 and recorded in File No. 13-6748 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1280 acres and said 861.01 acres, N.88°48'13"W. (West) 3568.54 ft. to a three-way cornerpost for the westerly southwest corner of the herein described tract, the southwest corner of said 1280 acres, the southeast corner of 232.45 acres conveyed to John W. Maples from the Federal Deposit Insurance Corporation by a Special Warranty Deed with Vendor's Lien executed the 4<sup>th</sup> day of March, 1991 and recorded in Volume 584 at Page 278 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the occupied common line between said 1280 acres and said 232.45 acres: N.02°35'42"E. 824.95 ft. (N.02°25'E. 825.98 ft.) to an anglepost; and N.01°09'41"E. 873.68 ft. (N.01°28'E. 872.99 ft.) to a 1" iron pipe found at a three-way cornerpost at the northeast corner of said 232.45 acres, the southeast corner of 100 acres conveyed as Tract One to Wade Louis Menges, et al, from Robert Menges by a Gift Deed executed the 29<sup>th</sup> day of May, 2002 and recorded in Volume 1192 at Page 666 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the occupied common line between said 1280 acres and said 100 acres, N.02°42'48"E. 2658.42 ft. to an unmarked point in the south line of 200 acres conveyed as Tract Two to Wade Louis Menges, et al, from Robert Menges by said Gift Deed executed the 29<sup>th</sup> day of May, 2002 and recorded in Volume 1192 at Page 666 of the Real Property Records of Kerr County, Texas;

THENCE, with the common line between said 1280 acres and said 200 acres: S.89°12'59"E. 10.00 ft. to the southeast corner of said 200 acres for a reentrant corner of the herein described tract and said 1280 acres, at or near the southeast corner of E. E. Merritt Survey No. 1246, Abstract No. 1608, a reentrant corner of said Survey No. 1522; and N.00°47'01"E., at 296.92 ft. passing a fence anglepost, then continuing along a fence for a total distance of 1508.33 ft. to the PLACE OF BEGINNING containing 1348.95 acres of land, more or less, within these metes and bounds. Note: All set ½" iron stakes marked with red plastic cap inscribed with "VOELKEL SURVEYING".

Page 4 – 1348.95 Acres of the Edelstein Family land on  
State Highway No. 39 in Kerr County, Texas

I hereby certify that these field notes and accompanying plat are accurate descriptions of the property contained therein as determined by a survey made on the ground under my direction and supervision, and that all property corners are marked as stated. (Bearing basis = True north based on GPS observations)

Date surveyed: April 17-19, 2017

Dated this 23<sup>rd</sup> day of June, 2017



Don W. Voelkel  
Registered Professional Land Surveyor No. 3990





FIELD NOTES DESCRIPTION FOR 10.58 ACRES OF THE  
EDELSTEIN FAMILY LAND ON STATE HIGHWAY NO.  
39 IN KERR COUNTY, TEXAS

Being all of a certain tract or parcel of land out of B. F. Merritt W½ Survey No. 1228, Abstract No. 1624, in Kerr County, Texas; part of 43.370 acres described as Exhibit 3 and conveyed to the Edelstein Family by a Cross Conveyance Deed dated February 6, 2004 and recorded in Volume 1333 at Page 249 of the Real Property Records of Kerr County, Texas; also being part of the land conveyed to the Edelstein Family by said Cross Conveyance Deed; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a ½" iron stake set in the southeast right-of-way line of State Highway No. 39 for the southwest corner of the herein described tract, in the south line of said 43.370 acres, the northwest corner of 16.00 acres conveyed to Terry Van Volkenburg, et ux, from the Big Bluff-Murphy Family Limited Partnership by a Special Warranty Deed with Vendor's Lien executed the 13<sup>th</sup> day of September, 2007 and recorded in Volume 1634 at Page 215 of the Official Public Records of Kerr County, Texas, in the southeast line of 3.30 acres conveyed as Parcel (b) to the State of Texas from M. Edelstein by a Right-of-Way Deed executed the 15<sup>th</sup> day of May, 1941 and recorded in Volume 68 at Page 64 of the Deed Records of Kerr County, Texas; which point bears 2375.50 ft. S.00°36'12"E. from a found ½ iron stake said to occupy the northwest corner of said W½ Survey No. 1228; which point also bears 760.85 ft. N.89°01'47"W. (West 761.11 ft.) from a ½" iron stake found at the southeast corner of said 43.370 acres, the northeast corner of said 16.00 acres;

THENCE, upon, over and across said 43.370 acres and said Edelstein Land with the southeast right-of-way line of said State Highway No. 39, the southeast line of said 3.30 acres, each point marked with a set ½" iron stake: N.07°41'01"E. 315.91 ft. to the beginning of a 02°55'09" curve concave to the west having a radius of 1962.93 ft.; 266.27 ft. with an arc of said 02°55'09" curve subtended by a central angle of 07°46'19" [long chord = N.03°47'52"E. 266.06 ft.] to its end; N.00°05'18"W. 455.70 ft. to the beginning of a 10°40'15" curve concave to the southeast having a radius of 536.97 ft.; 268.89 ft. with an arc of said 10°40'15" curve subtended by a central angle of 28°41'28" [long chord = N.14°15'26"E. 266.09 ft.] to its end; N.28°36'10"E. 415.45 ft. to the beginning of a 10°15'24" curve concave to the southeast having a radius of 558.65 ft.; 283.80 ft. with an arc of said 10°15'24" curve subtended by a central angle of 29°06'24" [long chord = N.43°09'22"E. 280.76 ft.] to its end; N.57°42'34"E. 56.40 ft. to the beginning of a 20°47'27" curve concave to the southeast having a radius of 275.60 ft.; 180.48 ft. with an arc of said 20°47'27" curve subtended by a central angle of 37°31'18" [long chord = N.76°28'13"E. 177.27 ft.] to its end; and S.84°46'08"E. 80.42 ft. to the northeast corner of the herein described tract, the northwest corner of 45.69 acres conveyed to Stephen H. Edelstein from Carol Ann Cook Westfall, et vir, by a Warranty Deed with Vendor's Lien executed the 23<sup>rd</sup> day of July, 2013 and recorded in File No. 13-5174 of the Official Public Records of Kerr County, Texas, in the approximate center of the South Fork of the Guadalupe River;

THENCE, up the approximate center of said river with its meanders, upon, over and across said 43.370 acres, with a northwesterly line of said 45.69 acres: S.49°55'27"W. 106.38 ft.; S.37°45'27"W. 404.28 ft.; S.24°59'28"W. 163.37 ft.; S.02°28'14"E. 244.63 ft.; S.21°52'30"W. 46.81 ft.; and S.02°18'40"W. 35.13 ft. to the westerly southwest corner of said 45.69 acres;

THENCE, continuing up the approximate center of said river with its meanders, upon, over and across said 43.370 acres: S.02°26'54"W. 27.51 ft.; S.22°09'12"W. 23.42 ft.; S.34°27'47"W. 35.50 ft.; S.09°57'38"W. 127.14 ft.; S.18°33'20"W. 48.37 ft.; S.05°59'42"W. 29.60 ft.; S.07°22'21"W. 56.87 ft.; S.11°09'27"W. 94.07 ft.; S.15°37'15"W. 98.01 ft.; S.26°46'53"W. 88.22 ft.; S.10°43'05"W. 58.70 ft.; S.21°49'25"W. 73.30 ft.; S.36°45'39"W. 56.39 ft.; S.16°21'45"W. 91.93 ft.; S.17°56'22"W. 97.32 ft.; S.10°40'14"W. 106.76 ft.; and S.09°53'13"W. 11.26 ft. to the southeast corner of the herein described tract in the south line of said 43.370 acres, the north line of said 16.00 acres, Volume 1634, Page 215, Official Public Records of Kerr County, Texas;

THENCE, with the common line between said 43.370 acres and said 16.00 acres, N.89°01'43"W. (West) 97.76 ft. to the PLACE OF BEGINNING containing 10.58 acres of land, more or less, within these metes and bounds. Subject to the rights, if any, of the State of Texas to approximately 2.4 acres within the waters of said South Fork of the Guadalupe River. Note: All set ½" iron stakes marked with red plastic cap inscribed with "VOELKEL SURVEYING".

I hereby certify that these field notes and accompanying plat are accurate descriptions of the property contained therein as determined by a survey made on the ground under my direction and supervision, and that all property corners are marked as stated. (Bearing basis = True north based on GPS observations)

Date surveyed: April 17-19, 2017

Dated this 23<sup>rd</sup> day of June, 2017



Don W. Voelkel  
Registered Professional Land Surveyor No. 3990

