

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

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FIELD NOTE DESCRIPTION OF 42.00 ACRES OF LAND OUT OF THE HENRY PEACE SURVEY ABSTRACT No. 631 AND THE G.W. BAILEY SURVEY ABSTRACT No. 2409 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (107.06 ACRE) TRACT OF LAND AS CONVEYED TO MARLEE JANE PEURIFOY AND JAMES R. PEURIFOY, JR. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2017008978 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." in the West line of that certain (137.115 acre) tract of land as conveyed to Archie L. Paul and described in Volume 1073 Page 381 of the Deed Records of Travis County, Texas, and in the East line of Lot 6, Milam Ranch Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 340 of the Plat Records of Travis County, Texas, for the Northwest corner of that certain (107.06 acre) tract of land as conveyed to Frederic L. Paul by Special Warranty Deed recorded in Document No. 2017008979 of the Official Public Records of Travis County, Texas, and for the Southwest corner of that certain (107.06 acre) tract of land as conveyed to Marlee Jane Peurifoy and James R. Peurifoy, Jr. by Special Warranty Deed recorded in Document No. 2017008978 of the Official Public Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron rod found for the Northeast corner of Lot 6 and the Southeast corner of Lot 7 of said Milam Ranch Subdivision, bears N 26 deg. 29' 00" W 84.74 ft., and also from which an old metal stake with a broomed top found for a Southeasterly angle corner of Lot 2 of said Milam Ranch Subdivision bears S 26 deg. 29' 00" E 875.26 ft.;

THENCE with the East line of said Milam Ranch Subdivision and with the West line of said Peurifoy (107.06 acre) tract, the following six (6) courses;

- 1) N 26 deg. 29' 00" W at 84.74 ft. passing a ½" iron rod found for the Northeast corner of Lot 6 and the Southeast corner of Lot 7, and continuing with the same bearing for a total distance of 129.74 ft. to a point for an angle corner in the East line of said Lot 7;
- 2) N 17 deg. 02' 10" W at 147.00 ft. passing the Northeast corner of Lot 7 and the Southeast corner of Lot 8, same being the Northwest corner of said Paul (137.115 acre) tract and the Southwest corner of said Paul (208.33 acre) tract, and continuing with the same bearing for a total distance of 563.87 ft. to a point in the South line of Lot 10 for the Northeast corner of a twenty-five (25') wide strip of land shown on said plat of Milam Ranch Subdivision;

- 3) N 73 deg. 02' E 89.84 ft.;
- 4) N 16 deg. 52' 30" W 99.10 ft. to a ½" iron rod found in the East line of Lot 10 for the Southwest corner of Lot 11;
- 5) N 73 deg. 07' E 419.98 ft. to a point near the corner of a rock wall for the Southeast corner of Lot 12;
- 6) N 17 deg. 00' 19" W 228.00 ft. to a badly corroded ½" iron rod found at the bottom of the West rock face of a ravine;

THENCE with the North line of said Lot 12 and running along the South side of a steep bluff, S 89 deg. 03' 43" W 218.41 ft. to a point for the Northwest corner of Lot 12 and the Northeast corner of Lot 11;

THENCE with the North line of said Lot 11 and continuing along the South side of a steep bluff, S 73 deg. 35' W 209.45 ft. to a capped iron rod found (marked "Terra Firma") for the Northwest corner of Lot 11 and the Northeast corner of said Lot 10;

THENCE with the North line of said Lot 10, S 73 deg. 05' 00" W 1065.00 ft. to an inundated point in the Pedernales River for the Northwest corner of said Lot 10 and for the Southwest corner of Lot 15 of said Milam Ranch Subdivision and for the Southwest corner of that certain (8.946 acre) tract of land as conveyed to Stephen A. Greenberg by deed recorded in Volume 8817 Page 516 of the Deed Records of Travis County, Texas, and being a Westerly angle corner of this tract;

THENCE with the common line of said Greenberg (8.946 acre) tract and said Paul (208.33 acre) tract, although deviating from the South lines of Lots 15 and 14, Milam Ranch Subdivision, N 65 deg. 19' 42" E 1332.72 ft. to an inundated point in a slough of the Pedernales River for the Southwest corner of Lot 13 and the Southeast corner of Lot 14, of said Milam Ranch Subdivision, and being an angle corner of this tract;

THENCE with the South line of said Lot 13, N 44 deg. 59' 20" E at 16.47 ft. passing a 1" iron rod found and continuing with the same bearing for a total distance of 340.41 ft. to a square metal rod found in a concrete monument on the North side of a very deep slough for the Southeast corner of said Lot 13 and being an angle corner of this tract;

THENCE entering the interior of said Peurifoy (107.06 acre) tract with a Northerly line of this tract of land, S 64 deg. 28' E, crossing the deep slough, at 740.84 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." on the North edge of a gravel road;

THENCE continuing across the interior of said Peurifoy (107.06 acre) tract with the Northerly lines of this tract of land and running on the Northerly edge of a gravel road, the following five (5) courses;

- 1) N 08 deg. 30' E 90.96 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 2) N 24 deg. 24' E 202.79 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 3) N 42 deg. 48' E 70.12 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 4) N 58 deg. 11' E 77.87 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 5) N 68 deg. 06' E 321.57 ft. to a cotton spindle set in paving in the curving centerline of Old Ferry Road and in the East line of said Peurifoy (107.06 acre) tract, and being the Northeast corner of this tract of land;

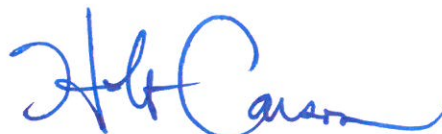
THENCE with the centerline of Old Ferry Road and with the East line of said Peurifoy (107.06 acre) tract, the following three (3) courses;

- 1) along a curve to the left with a radius of 2500.00 ft. for an arc length of 218.07 ft. and which chord bears S 19 deg. 09' 50" E 218.00 ft. to a point of tangency, and from which a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." in a Northwest line of that certain (23.73 acre) tract of land as conveyed to Kimberly Marie Jacobi and Preston Edward Jacobi by Warranty Deed recorded in Document No. 2012219885 of the Official Public Records of Travis County, Texas, bears S 79 deg. 48' 30" E 35.80 ft.;
- 2) S 21 deg. 39' 46" E 547.56 ft. to a point of curvature in the West line of said Jacobi (23.73 acre) tract and from which a ½" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." bears N 17 deg. 36' 44" E 65.85 ft.;
- 3) along a curve to the left with a radius of 600.00 ft. for an arc length of 113.04 ft. and which chord bears S 27 deg. 03' 35" E 112.87 ft. to a cotton gin spindle set on or near the common line of the Henry Peace Survey Abstract No. 631 and the Seale, Morris & Seale Survey Abstract No. 754 for the most Southerly corner of said Jacobi (23.73 acre) tract and for a Westerly angle corner of that certain (42 acre) tract of land as conveyed to Frederic Lee Paul by Special Warranty Deed recorded in Volume 13339 Page 280 of the Real Property Records of Travis County, Texas, and being the most Easterly or Southeast corner of this tract, and from which a ½" iron rod found in the Southeast line of said Jacobi (23.73 acre) tract for an angle corner of said Paul (42 acre) tract bears N 49 deg. 08' 01" E 41.16 ft.;

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42.00 ACRES

THENCE leaving the centerline of Old Ferry Road and continuing through the interior of said Paul (208.33 acre) tract and through the interior of that certain (137.115 acre) tract of land as conveyed to Archie L Paul and described in Volume 1073 Page 381 of the Deed Records of Travis County, Texas, respectively, with the common line of said Peurifoy (107.06 acre) tract and said Paul (107.06 acre) tract S 62 deg. 05' 05" W 1907.72 ft. to the **PLACE OF BEGINNING**, containing 42.00 acres of land.

SURVEYED: February 18, 2020



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B 983026

