



SEARCHERS

SURVEYING & ENGINEERING LLC

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TRACT 14 - STEVENS CREEK ESTATES, an unrecorded subdivision

LEGAL DESCRIPTION: Being 10.960 acres of land out of the Joseph Stevens Survey No. 108, Abstract No. 781 in Gillespie County, Texas and being a portion of that certain 226.84 acre tract described in Instrument No. 20207948 of the Official Public Records of Gillespie County, Texas; Said 10.960 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Surveying & Engineering LLC in January 2021:

BEGINNING at a 1/2 inch iron rod set in the east line of the H.G. Hendricks Survey No. 306, Abstract No. 1650, the west line of said Abstract No. 781, the west line of Duderstadt Road, a county road, the east line of that certain 52 acre tract described in Volume 244, Page 34 of the Real Property Records of Gillespie County, Texas, and the west line of said 226.84 acre tract, for the northwest corner of that certain 10.531 acre tract, Tract 15, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 226.84 acre tract, and the southwest corner hereof, and from which a 10 inch cedar fence corner post found for the southwest corner of said 226.84 acre tract bears South 00°50'11" East a distance of 752.40 feet and a 1/2 inch iron rod set at the intersection of the east line of said Duderstadt Road and the north line of that certain 2.918 acre easement surveyed by Searchers Surveying & Engineering LLC on January 19, 2021 bears North 29°39'01" East a distance of 78.84 feet;

THENCE North 00°50'11" West a distance of 361.00 feet along the east line of said Abstract No. 1650, the west line of said Abstract No. 781, the west line of said Duderstadt Road, the east line of said 52 acre tract, the east line of that certain 24 acre tract described in Volume 224, Page 384 of said Real Property Records and described in said Volume 33, Page 185, and the west line of said 226.84 acre tract to a 1/2 inch iron rod set for the southwest corner of that certain 11.326 acre tract, Tract 13, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 226.84 acre tract, and the northwest corner hereof, and from which a 10 inch pine fence corner post found for the northwest corner of said 226.84 acre tract bears North 00°50'11" West a distance of 3252.77 feet;

THENCE crossing said 226.84 acre tract, the following 4 courses:

1. North 88°13'23" East crossing said Duderstadt Road along the south line of said 11.326 acre tract, at a distance of 40.03 feet pass a 1/2 inch iron rod set in the east line of said Duderstadt Road, continuing along the south line of said 11.326 acre tract in all for a total distance of 1282.67 feet to a 1/2 inch iron rod set in the west line of that certain 12.679 acre tract, Tract 11, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 226.84 acre tract, for the southeast corner of said 11.326 acre tract and the northeast corner hereof;
2. South 22°17'51" East along the west line of said 12.679 acre tract, at a distance of 251.17 feet pass a 1/2 inch iron rod set in the north line of said 2.918 acre easement, continuing along the west line of said 12.679 acre tract in all for a total distance of 281.28 feet to a point in the north line of that certain 10.562 acre tract, Tract 17, surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 226.84 acre tract, for the southwest corner of said 12.679 acre tract and the southeast corner hereof;
3. South 72°36'27" West along the north line of said 10.562 acre tract, at a distance of 298.82 feet pass a point, for the northwest corner of said 10.562 acre tract and the northeast corner of said 10.531 acre tract, continuing along the north line of said 10.531 acre tract in all for a total distance of 418.00 feet to a point for a corner of said 10.531 acre tract, and from which a 1/2 inch iron rod set for a corner of said 2.918 acre easement bears North 09°08'55" West a distance of 30.31 feet;
4. South 89°05'43" West a distance of 984.74 feet crossing said Duderstadt Road along the north line of said 10.531 acre tract to the POINT OF BEGINNING containing 10.960 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275". A "mag nail set" is a mag nail with a washer marked "Searchers RPLS 6275".

Surveyed by;


Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: February 18, 2021
Job# 20-4612

