

FIELD NOTE DESCRIPTION OF AN 8.973 ACRE TRACT OR PARCEL OF LAND SITUATED IN KERR COUNTY, TEXAS; BEING WITHIN ORIGINAL SURVEY NO. 1304, RACHEL E. MARSHALL, ABSTRACT NO. 600, AND THE ORIGINAL SURVEY NO. 622, D.B. LAWRENCE, ABSTRACT NO. 240, KERR COUNTY, TEXAS; BEING THE REMAINDER OF LOT 175 TURTLE CREEK RANCHES HAVING BEEN CONVEYED FROM REGINA M. BOULTT, A SINGLE WOMAN TO EDNA A. FISHER BY A CASH WARRANTY DEED DATED APRIL 20TH 1998, RECORDED IN VOLUME 947, PAGE 309, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on an RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

BEGINNING at a 1/2 inch diameter iron rod found marking the common corner of a 5.00 acre tract being a part of Lot 175 Turtle Creek Ranches described in File No. 11-05464 Official Public Records of Kerr County, Texas, Lot R-28-A Turtle Creek Ranches described in Volume 337, Page 451 Official Public Records of Kerr County, Texas, Lot R-27-A Turtle Creek Ranches described in Volume 1423, Page 163 Official Public Records of Kerr County, Texas, and the southwest corner of the herein described tract;

THENCE, with the common line of Lots R-22-A thru R-27-A, Turtle Creek Ranches the following seven (7) calls all marked with a found 1/2 inch diameter iron rod:

N12°15'04"E for a distance of **103.78 feet** (N12°22'E, 103.82');
N03°34'14"E for a distance of **109.08 feet** (N03°49'E, 109.58');
N14°31'33"E for a distance of **103.17 feet** (N14°37'E, 102.77');
N03°27'26"E for a distance of **109.62 feet** (N03°43'E, 109.66');
N01°57'37"E for a distance of **111.10 feet** (N02°07'E, 111.10');
N15°53'38"E for a distance of **204.37 feet** (N16°22'E, 204.16') and;
N62°22'45"W for a distance of **121.40 feet** (N62°03'W, 121.40') to a set survey nail with washer stamped WES 10194410 marking the northern corner of Lot R-22-A of said Turtle Creek Ranches and the southeasterly line of Upper Turtle Creek Road, and the northwestern corner of the herein described tract;

THENCE, with the southerly line of said Upper Turtle Creek Road the following nine (9) calls all marked:

N49°09'23"E for a distance of **197.96 feet** (N49°15'E) to a set survey nail with washer stamped WES 10194410;
N64°11'36"E for a distance of **113.92 feet** (N64°31'E, 113.89') to a found 1/2 inch diameter iron rod;
N64°17'10"E for a distance of **136.32 feet** (N64°31'E, 136.12') to a found 1/2 inch diameter iron rod;



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N85°34'15"E for a distance of **45.41 feet** (N85°54'E, 45.41') to a set 5/8 inch diameter iron rod with cap stamped WES 10194410;
S80°56'45"E for a distance of **90.82 feet** (S80°37'E, 90.82') to a set 5/8 inch diameter iron rod with cap stamped WES 10194410;
S72°44'10"E for a distance of **171.67 feet** (S72°32'E) to a set survey nail with washer stamped WES 10194410;
S55°43'57"E for a distance of **113.83 feet** (S55°43'E) to a set survey nail with washer stamped WES 10194410;
S40°07'57"E for a distance of **112.48 feet** (S40°07'E, 112.60') to a set survey nail with washer stamped WES 10194410, and;
S29°26'57"E for a distance of **150.11 feet** (S29°26'E, 140.15') to a set survey nail with washer stamped WES 10194410 marking the northeastern corner of an 8.13 acre tract of land known as Lot 174, Turtle Creek Ranches according to File No. 23-01763, Official Public Records of Kerr County, Texas and the easterly most corner of the herein described tract;

THENCE, with the common line of said 8.13 acre tract and the herein described tract being along a centerline of a 50-ft wide Public Road the following five (5) calls:

N58°35'55"W for a distance of **411.33 feet** (N57°47'W, 412.9') to a found 1/2 inch diameter iron rod;
S78°33'29"W for a distance of **184.22 feet** (S79°09'W, 183.3') to a found 1/2 inch diameter iron rod;
S32°40'47"W for a distance of **113.14 feet** (S33°03'W, 112.2') to a found 1/2 inch diameter iron rod;
S15°21'12"E for a distance of **386.22 feet** (S15°26'E, 383.3') to a set survey nail with washer stamped WES 10194410, marking the common corner of said 8.13 acre tract and a 26.88 acre tract of land known as Lot 186-B 3, Turtle Creek Ranches according to File No. 20-00519, Official Public Records of Kerr County, Texas, and;
S04°55'38"W for a distance of **424.04 feet** (S05°07'W, 480.2') to a set survey nail with washer stamped WES 10194410 in the marking the northeastern corner of said 5.00 acre tract and the southeast corner of the herein described tract;

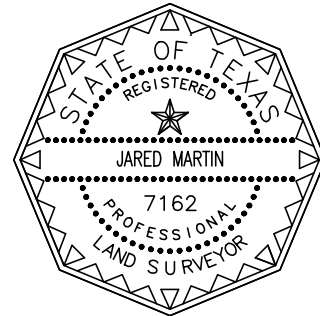
THENCE, with the common line of said 5.00 acre tract, **N85°15'34"E** for a distance of **402.39 feet** (N85°07'07"W, 402.32') to the **Point of Beginning** containing 8.973 acres of land within these metes and bounds; a companion document to a plat of this survey dated September 9, 2025.

Based upon a survey conducted on the ground
Under my direction and supervision August 19, 2025



Dated: 09/09/2025

Jared Martin
Registered Professional Land Surveyor
State of Texas
Registration No. 7162



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