

FIELD NOTES DESCRIPTION FOR 1317.33 ACRES OUT OF
THE ROARING ROCK RANCH ON BYAS SPRINGS ROAD
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
417	Peter Fohr	143	7.36
418	J. Hernandez	185	38.28
419	J. Hernandez	186	3.72
1115	Mary Ann Byas	490	0.16
1613	G.C. & S.F. R.R. Co.	746	57.04
1614	J. B. New	1925	42.09
1615	T.W.N.G. R.R. Co.	808	191.88
1616	L. R. Fessenden	1903	634.18
1623	G.C. & S.F. R.R. Co.	835	26.07
1624	N. J. Moore	1410	316.55

and being 1) part of 1976.98 acres conveyed to Keith S. Meadow from Conrad L. Meadow, et ux, by a Correction Warranty Deed executed the 15th day of March, 1971 and recorded in Volume 173 at Page 841 of the Deed Records of Kerr County, Texas, 2) all of 2.23 acres conveyed to Cleo Goff Meadow, et al, from Michael K. Meadow by a Special Warranty Deed executed the 22nd day of January, 2009 and recorded in Volume 1728 at Page 140, and 3) all of 0.45 acre conveyed to Cleo Goff Meadow, et al, from Scot A. Meadow, et al, by a Special Warranty Deed executed the 9th day of April, 2009 and recorded in Volume 1728 at Page 144, the last two deeds recorded in the Official Public Records of Kerr County, Texas; 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 westerly southwest corner of the herein described tract in the west line of said 1976.98 acres, the east line of 1091.3 acres conveyed to Jack D. Clarke, Jr., et al, from Clarence L. Nollkamper by an Assumption Deed executed the 3rd day of March, 1980 and recorded in Volume 232 at Page 270 of the Deed Records of Kerr County, Texas; which point bears 1853.50 ft. N.38°59'59"W. from a three-way cornerpost at or near the southwest corner of said Survey No. 1616, Abstract No. 1903;

THENCE, along a fence with the common line between said 1976.98 acres and said 1091.3 acres, each point marked with an anglepost: N.06°32'01"E. (N.06°45'E.) 224.01 ft.; N.06°29'42"E. 843.06 ft. (N.06°41'E. 881.2 ft.); N.06°42'12"E. 2623.01 ft. (N.06°55'E. 2584.1 ft.); N.06°27'40"E. 552.72 ft. (N.06°52'E. 529.4 ft.); and N.06°24'26"E. 265.57 ft. (N.06°37'E. 296.9 ft.) to a three-way cornerpost at the northeast corner of said 1091.3 acres in the south line of 500.00 acres conveyed as Tract 3 to Riachuelo Ranch, Ltd. from Bernard Frederick Syfan, et al, by a Special Warranty Deed executed the 10th day of October, 1996 and recorded in Volume 873 at Page 335 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1976.98 acres and said 500.00 acres: S.89°18'40"E. 139.26 ft. (N.89°47'E. 139.00 ft.) to a three-way cornerpost at the southeast corner of said 500.00 acres for a reentrant corner of the herein described tract and said 1976.98 acres; and N.00°15'46"E. 389.56 ft. (N.00°45'W. 389.42 ft.) to a three-way cornerpost at the southwest corner of 214.02 acres conveyed as Tract 1 in said deed to Riachuelo Ranch, Ltd., Volume 873 Page 335;

THENCE, along a fence, upon, over and across said 1976.98 acres with the south line of said 214.02 acres, S.89°43'53"E. 1298.04 ft. (N.89°15'20"E. 1298.83 ft.) to a cornerpost at the southeast corner of said 214.02 acres, the southwest corner of 235.54 acres conveyed to Scot A. Meadow from Cleo Goff Meadow, et al, by a Partition Deed executed the 26th day of August, 2009 and recorded in Volume 1753 at Page 323 of the Official Public Records of Kerr County, Texas;

THENCE, continuing upon, over and across said 1976.98 acres, each point marked with a set ½" iron stake unless stated otherwise: with the south line of said 235.54 acres, S.81°28'18"E. 2433.30 ft. to the southeast corner of said 235.54 acres; and with the east line of said 235.54 acres, N.02°43'34"E. 1846.75 ft., N.05°41'28"W. 1655.75 ft., N.19°24'09"E. 441.60 ft., N.42°52'20"E., at 851.43 ft. passing a ½" iron stake set in a fence, then continuing for a total distance of 923.56 ft. to a reentrant corner of the herein described tract, N.54°30'54"W. 56.81 ft., N.33°06'34"E. 34.32 ft. to a fence post, N.42°30'27"E. 199.22 ft. to a fence post, N.59°21'44"E. 117.33 ft. to a fence post, N.08°22'47"E. 191.70 ft. to a fence post, and N.06°39'58"W. 12.45 ft. to the southwest corner of said 0.45 acre in the south line of 7.43 acres conveyed to Scot A. Meadow, et ux, from Keith S. Meadow, et ux, by a Gift Deed executed the 20th day of December, 1985 and recorded in Volume 355 at Page 705 of the Real Property Records of Kerr County, Texas;

THENCE, upon, over and across said 7.43 acres with the west line of said 0.45 acre, each point marked with a fence post unless stated otherwise: N.06°39'58"W. 117.09 ft.; N.33°08'07"W. 49.92 ft.; N.34°34'36"W. 14.11 ft.; N.28°28'32"W. 145.95 ft.; N.07°23'49"W. 18.03 ft.; N.10°14'32"W. 23.50 ft.; N.51°27'31"W. 48.84 ft.; and N.53°01'22"W. 6.96 ft. to a ½" iron stake set for the northwest corner of said 0.45 acre in the north line of said 7.43 acres, a southeasterly corner of said 235.54 acres;

THENCE, again upon, over and across said 1976.98 acres with the east line of said 235.54 acres, each point marked with a set ½" iron stake unless stated otherwise: N.53°01'22"W. 38.46 ft. to a fence post; N.01°35'25"E. 63.42 ft.; N.43°57'54"W. 94.65 ft.; N.39°23'24"W. 68.60 ft.; N.27°41'47"W. 61.24 ft.; and N.21°59'08"W. 47.40 ft. to the southwest corner of said 2.23 acres, the southeast corner of 4.27 acres conveyed to Scot A. Meadow from Michael K. Meadow by a Special Warranty Deed executed the 22nd day of January, 2009 and recorded in Volume 1728 at Page 149 of the Official Public Records of Kerr County, Texas;

THENCE, with the common line between said 2.23 acres and said 4.27 acres, each point marked with a set ½" iron stake unless stated otherwise: N.21°18'53"W. 78.46 ft.; N.19°01'30"W. 195.22 ft.; N.24°32'36"W. 77.10 ft.; N.50°10'59"E. 31.03 ft. to a set "P-K" nail; and N.53°01'20"E. 25.79 ft. to a "P-K" nail set in the approximate center of Byas Springs Road, a public road, at the northerly common corner of said 2.23 acres and said 4.27 acres, in the south line of 2.25 acres conveyed to Juan Hijo Investments, Ltd. from Michael K. Meadow by a Cash Warranty Deed executed the 22nd day of January, 2004 and recorded in Volume 1329 at Page 683 of the Real Property Records of Kerr County, Texas;

THENCE, with the common line between said 2.23 acres and said 2.25 acres along the approximate center of said Byas Springs Road: S.76°07'00"E. (S.75°58'57"E.) 38.74 ft. to a found ½" iron stake; N.84°55'41"E. 103.93 ft. (N.85°03'44"E. 103.93 ft.) to a "P-K" nail set at the southwest end of a concrete bridge; N.76°36'14"E. 34.17 ft. (N.76°44'17"E. 34.17 ft.) to a "P-K" nail set on said concrete bridge; and N.70°11'34"E. 55.86 ft. (N.70°19'37"E. 55.86 ft.) to an unmarked point for the northeast corner of the herein described tract and said 2.23 acres, the southeast corner of said 2.25 acres, in the southwest line of 204 acres conveyed to A. J. Rust from Ottmar Schnerr by a Deed and Vendor's Lien executed the 2nd day of February, 1959 and recorded in Volume 104 at Page 283 of the Deed Records of Kerr County, Texas, in the approximate center of Johnson Creek, from which a ½" iron stake set for reference on the southwest bank of said Johnson Creek bears 69.30 ft. S.42°20'50"W.;

THENCE, down the approximate center of said Johnson Creek with the common line between said 2.23 acres and said 204 acres, S.20°07'52"E. 358.28 ft. to an unmarked point for the southeast corner of said 2.23 acres, the northeast corner of the remainder of said 1976.98 acres;

THENCE, along the approximate center of said Johnson Creek with the common line between said 1976.98 acres and said 204 acres, each point unmarked but referenced with ½" iron stakes set on the south bank, calls to reference stakes in brackets: S.20°23'12"E. 391.99 ft. [S.60°40'03"W. 65.00 ft.]; S.30°14'41"E. 299.20 ft. [S.62°15'32"W. 21.00 ft.];

S.20°09'15"E. 503.72 ft. [S.55°08'42"W. 52.00 ft.]; S.53°45'36"E. 385.04 ft. [S.30°50'19"W. 56.00 ft.]; S.64°53'14"E. 1022.53 ft. [S.23°05'44"W. 45.00 ft.]; S.66°05'11"E. 544.18 ft.; and leaving said creek, S.45°10'54"E., at 60.29 ft. passing a ½" iron stake set on the south bank for reference, at 209.09 ft. passing a 12" diameter Cedar tree for a three-way fence cornerpost on the top of a bluff, then along a fence or the remains of a fence for a total distance of 2058.00 ft. (S.46°E. 2058 ft.) to a 1" bolt found near a fence at the south corner of said 204 acres, the west corner of 61.6 acres conveyed to A. L. Moore from Charles A. Habermacher, et ux, by a Warranty Deed with Vendor's Lien executed the 26th day of July, 1991 and recorded in Volume 601 at Page 412 of the Real Property Records of Kerr County, Texas;

THENCE, with the common line between said 1976.98 acres and said 61.6 acres, S.44°51'42"E., at approximately 423 ft. crossing a fence, then along or near a fence for a total distance of 995.43 ft. (S.44°47'E. 995.4 ft.) to a fence post marked with a ½" iron stake at its base at the south corner of said 61.6 acres, the north corner of 1.19 acres conveyed to Bar J Bar Ranch, L.P. from Cleo Goff Meadow, et al, by a Special Warranty Deed executed the 26th day of August, 2009 and recorded in Volume 1756 at Page 40 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence, upon, over and across said 1976.98 acres with the westerly line of said 1.19 acres: S.42°45'44"W. 5.96 ft. to a three-way cornerpost at the west corner of said 1.19 acres for a reentrant corner of the herein described tract; S.46°11'17"E. 272.84 ft. to an anglepost; and S.06°55'30"W., at 451.82 ft. passing a three-way cornerpost for reference, then continuing for a total distance of 452.88 ft. to the south corner of said 1.19 acres in the southeast line of said 1976.98 acres, the northwest line of 300 acres conveyed as Tract #2 to Bar J Bar Ranch, LP from Bar J Bar Management, LLC by a Special Warranty Deed executed the 1st day of February, 2007 and recorded in Volume 1603 at Page 74 of the Official Public Records of Kerr County, Texas;

THENCE, along a fence with the common line between said 1976.98 acres and said 300 acres: S.45°47'25"W. (S.45°47'W.) 4515.37 ft. to a cornerpost; and S.00°15'18"W. 2799.86 ft. (S.00°15'W. 2803.6 ft.) to a three-way cornerpost at the northeast corner of 9.93 acres conveyed to Jack D. Clarke, Jr., from Keith S. Meadow by a Warranty Deed with Vendor's Lien executed the 25th day of June, 1992 and recorded in Volume 644 at Page 567 of the Real Property Records of Kerr County, Texas;

THENCE, along a fence with the northerly line of said 9.93 acres, upon, over and across said 1976.98 acres: S.74°51'11"W. 25.99 ft. (S.81°58'W. 26.69 ft.) to an anglepost; S.08°45'22"W. 157.04 ft. (S.08°55'W. 157.76 ft.) to an anglepost; S.00°19'28"W. 756.31 ft. (S.00°39'W. 756.72 ft.) to a cornerpost for the southeast corner of the herein described tract, a reentrant corner of said 9.93 acres; S.89°38'52"W. 5190.51 ft. (West 5191.60 ft.) to a cornerpost for the southerly southwest corner of the herein described tract, a reentrant corner of said 9.93 acres; N.01°13'45"E. 1399.03 ft. (N.01°36'E. 1399.80 ft.) to a cornerpost for a reentrant corner of the herein described tract, a northeast corner of said 9.93 acres; and S.89°36'28"W. 1247.14 ft. (S.89°55'W. 1247.52 ft.) to the PLACE OF BEGINNING containing 1317.33 acres of land, more or less, within these metes and bounds.

Page 4 – 1317.33 acres of the Roaring Rock Ranch on
Byas Springs Road 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)

Dates surveyed: October 11, 2004 – May 21, 2009

Dated this 20th day of October, 2011



Don W. Voelkel
Registered Professional Land Surveyor No. 3990

