

MANSEFIELD SURVEYING  
P.O. BOX 3111  
BAADERA, TX 78003  
830-688-2786

W. T. CROOK  
SUR. NO. 61, ABST. NO. 111

Line Table		
Id	Bearing	Distance
L7	S 63°32'00" E	142.40'
L8	S 80°14'58" E	147.80'
L9	S 83°56'59" E	67.40'
L10	N 87°04'39" E	82.00'
L11	S 16°24'27" E	128.64'
L12	S 08°58'34" E	143.87'
L13	S 14°26'13" E	78.05'
L14	S 76°50'30" W	153.55'
L15	S 84°45'48" W	207.51'
L16	N 83°35'10" W	180.74'
L17	N 82°34'54" W	93.31'
L18	N 67°43'10" W	132.04'
L19	N 79°43'10" W	201.88'
L20	N 24°55'19" W	178.96'
L21	N 37°14'13" W	86.27'
L22		63.45'

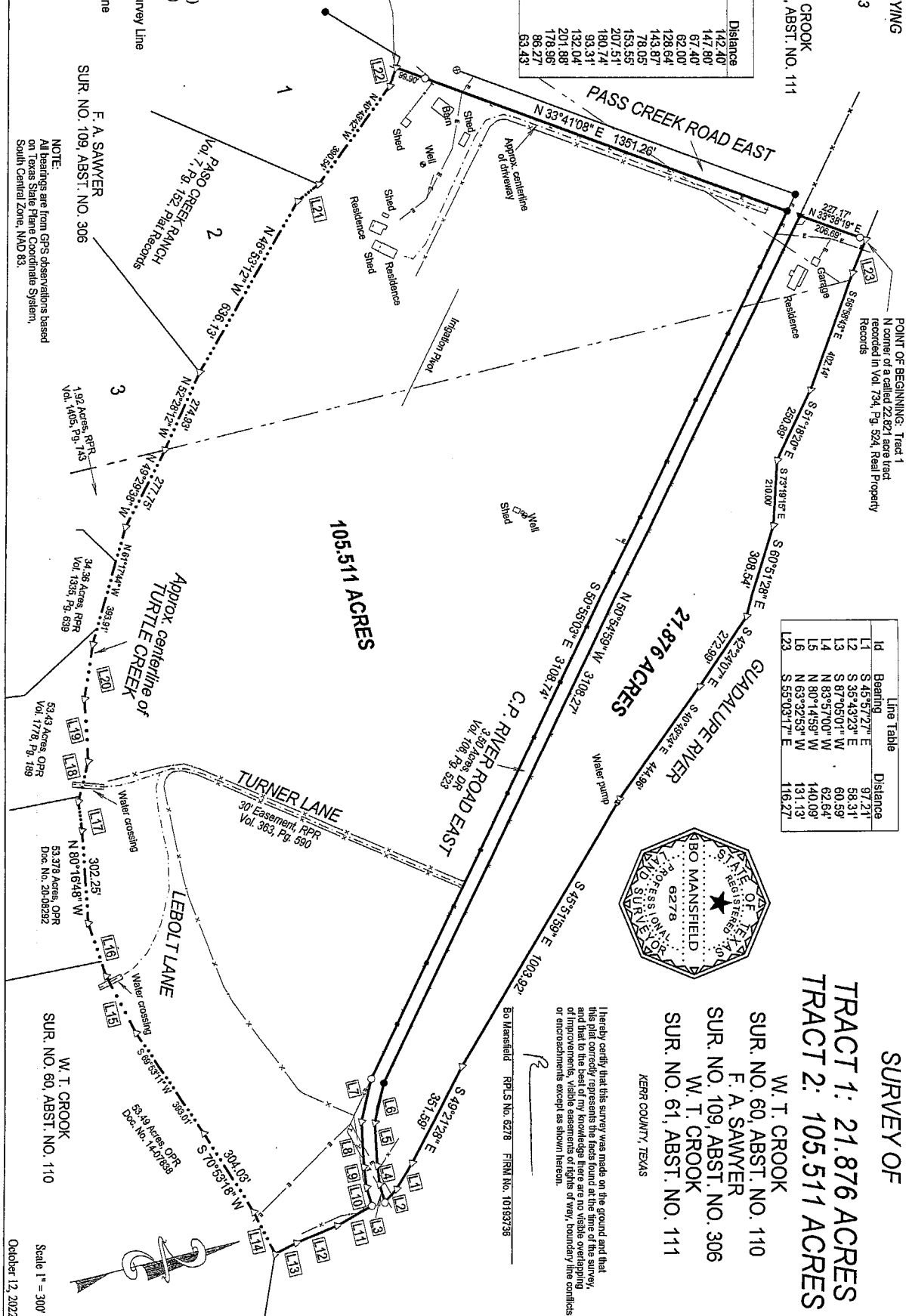
POINT OF BEGINNING: Tract 2  
W corner of a called 106.18 acre tract  
recorded in Vol. 734, Pg. 524, Real Property  
Records

# LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ▲ Wood fence post (fnd)
- ⊕ Metal fence post (fnd)
- △ Calculated point
- Patent Survey Line
- Power line
- Telephone line
- Wire fence
- Official Public Records
- Real Property Records
- Deed Records
- Kerr Co., TX

F. A. SAWYER  
SUR. NO. 109, ABST. NO. 306

NOTE:  
All bearings are from GPS observations based  
on Texas State Plane Coordinate System,  
South Central Zone, NAD 83.



FIELD NOTES – 105.511 ACRES  
KERR COUNTY, TEXAS

Being a 105.511 acre tract of land out of the W. T. Crook Sur. No. 60, Abst. No. 110, F. A. Sawyer Sur. No. 109, Abst. No. 306 and the W. T. Crook Sur. No. 61, Abst. No. 111, in Kerr County, Texas; said 105.511 acres being all of a called 106.18 acre tract described in Vol. 734, Pg. 524, Real Property Records of Kerr County, Texas; said 105.511 acres being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point, in the approximate centerline of Turtle Creek, the northeast line of Lot 1 (Paso Creek Ranch, Vol. 7, Pg. 152, Plat Records) and the east line of Pass Creek Road East, for the west corner of said 106.18 acres and the west corner of the herein described tract;

THENCE, following the east line of Pass Creek Road East, N 33°41'08" E, at 99.90 feet passing a set iron rod, a total distance of 1351.26 feet to a found iron rod, in the south line Center Point River Road East (a 3.50 acre tract recorded in Vol. 106, Pg. 523, Deed Records), for the north corner of the herein described tract;

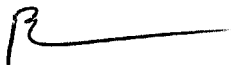
THENCE, following the south line of Center Point River Road East, S 50°55'03" E – 3108.74 feet to a set iron rod, S 63°32'00" E – 142.40 feet to a calculated point, S 80°14'58" E – 147.80 feet to a calculated point, S 83°56'59" E – 67.40 feet to a calculated point and N 87°04'59" E – 62.00 feet to a set iron rod, on the south bank of the Guadalupe River, for the northeast corner of the herein described tract;

THENCE, along on the south bank of the Guadalupe River, S 16°24'27" E – 128.64 feet to a calculated point, S 08°58'34" E – 143.87 feet to a calculated point and S 14°26'13" E – 78.05 feet to a calculated point, in the approximate centerline of Turtle Creek and the north line of a called 53.49 acre tract (recorded in Doc. No. 14-07838, Official Public Records), for the southeast corner of the herein described tract;

THENCE, along the approximate centerline of Turtle Creek, the following 12 calls from calculated point to calculated point: S 76°50'30" W – 153.55 feet, S 70°53'18" W – 304.03 feet, S 69°53'11" W – 393.01 feet, S 75°49'46" W – 207.51 feet, S 84°45'48" W – 180.74 feet, N 80°16'48" W – 302.25 feet, N 83°35'10" W – 93.31 feet, N 62°34'54" W – 132.04 feet, N 79°43'10" W – 201.88 feet, N 67°54'03" W – 178.96 feet, N 61°17'44" W – 393.91 feet and N 49°29'38" W – 277.75 feet to a calculated point for the north corner of a called 1.92 acre tract (recorded in Vol. 1405, Pg. 743, Real Property Records) and the northeast corner of Lot 3 (said Paso Creek Ranch);

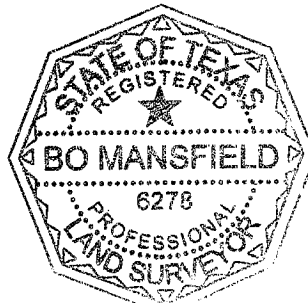
THENCE, continuing to follow the centerline of Turtle Creek, N 52°28'12" W – 274.93 feet to a calculated point (the north corner of Lot 3), N 46°53'12" W – 636.13 feet to a calculated point, N 24°55'19" W – 86.27 feet to a calculated point (the north corner of Lot 2), N 40°43'42" W – 390.54 feet to a calculated point and N 57°14'13" W a distance of 63.43 feet to the POINT OF BEGINNING.

Said tract contains 105.511 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated October 12, 2022. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



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Bo Mansfield (830) 688-2786  
RPLS No. 6278 FIRM No. 10193736



FIELD NOTES – 21.876 ACRES  
KERR COUNTY, TEXAS

Being a 21.876 acre tract of land out of the W. T. Crook Sur. No. 60, Abst. No. 110, F. A. Sawyer Sur. No. 109, Abst. No. 306 and the W. T. Crook Sur. No. 61, Abst. No. 111, in Kerr County, Texas; said 21.876 acres being all of a called 22.821 acre tract described in Vol. 734, Pg. 524, Real Property Records of Kerr County, Texas; said 21.876 acres being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point, on the south bank of the Guadalupe River, for the north corner of said 22.821 acres and the north corner of the herein described tract;

THENCE, along on the south bank of the Guadalupe River, the following 11 calls from calculated point to calculated point: S 55°03'17" E – 116.27 feet, S 56°58'43" E – 402.14 feet, S 51°18'20" E – 250.89 feet, S 73°19'15" E – 210.00 feet, S 60°51'28" E – 308.54 feet, S 42°24'07" E – 272.99 feet, S 40°49'24" E – 444.96 feet, S 45°51'59" E – 1003.92 feet, S 49°21'28" E – 351.59 feet, S 45°57'27" E – 97.21 feet and S 35°43'23" E – 58.31 feet to a set iron rod, in the north line of Center Point River Road East (a 3.50 acre tract recorded in Vol. 106, Pg. 523, Deed Records) for the east corner of the herein described tract;

THENCE, following the north line of Center Point River Road East, S 87°05'01" W – 60.59 feet to a calculated point, N 83°57'00" W – 62.64 feet to a calculated point, N 80°14'59" W – 140.09 feet to a calculated point, N 63°32'53" W – 131.13 feet to a found iron rod and N 50°54'59" W – 3108.27 feet to a found wood fence post for the west corner of the herein described tract;

THENCE, following the northwest line of said 22.821 acres, N 33°38'19" E, at 206.69 feet passing a set iron rod, a total distance of 227.17 feet to the POINT OF BEGINNING.

Said tract contains 21.876 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated October 12, 2022. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



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