

FIELD NOTES DESCRIPTION FOR 93.48 ACRES OF THE
 EDELSTEIN FAMILY LAND ON STATE HIGHWAY NO.
 39 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
1227	T.T. R.R. Co.	637	22.86
E½ 1228	J. B. New	1499	50.98
1515	T.W.N.G. R.R. Co.	810	19.64

being 1) part of 70 acres conveyed to Ruben Harold Edelstein, Independent Executor from G. E. Lehmann, et al, by a Deed executed the 14th day of March, 1973 and recorded in Volume 164 at Page 173 of the Deed Records of Kerr County, Texas, 2) part of 320 acres conveyed to the Edelstein Family Revocable Trust from Ruben Edelstein, Trustee by a Special Warranty Deed executed the 27th day of December, 1991 and recorded in Volume 635 at Page 401 of the Real Property Records of Kerr County, Texas, and 3) all of 19.64 acres conveyed as Exhibit "A" to Arthur Edelstein, Trustee from Fairweather Kerr, L.L.C. Property 2 by a Special Warranty Deed executed the 1st day of September, 2015 and recorded in File No. 16-0750 of 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 northeast corner of the herein described tract and said 19.64 acres, the northwest corner of 108.13 acres conveyed as Tract 1 to Joseph M. Durham from Pevehouse Investment Partnership, Ltd. by a General Warranty Deed with Vendor's Lien executed the 18th day of September, 2015 and recorded in File No. 15-6222 of the Official Public Records of Kerr County, Texas; which point bears 768.35 ft. N.72°34'34"E. from a 5/8" iron stake found at a stone mound at the northeast corner of E½ Survey No. 1228, the northwest corner of Survey No. 1227;

THENCE, along a fence with the common line between said 19.64 acres and said 108.13 acres, S.00°43'57"W. 229.92 ft. to a ½" iron stake previously set for the southeast corner of said 19.64 acres, the northeast corner of said 70 acres;

THENCE, with the common line between said 70 acres and said 108.13 acres, S.00°43'57"W., along a fence, at approximately 1014.5 ft. passing a fence endpost, then continuing not along a fence, at 1043.06 ft. passing the northwest corner of an area designated as "Private Park" on the plat of Marymeade Subdivision, Section One, the plat of which is recorded in Volume 3 at Page 9 of the Plat Records of Kerr County, Texas, at approximately 1305 passing the northerly bank of the South Fork of the Guadalupe River, then crossing said river for a total distance of 1504.02 ft. to an unmarked point near the south bank of said river at the southwest corner of said 108.13 acres, the northwest corner of 0.82 acre conveyed as Tract No. 3 to Thomas Michael Wren by a Warranty Deed executed the 11th day of July, 1975 and recorded in Volume 181 at Page 24 of the Deed Records of Kerr County, Texas, said 0.82 acre also a part of said "Private Park";

THENCE, with the common line between said 70 acres and said 0.82 acre, S.00°43'57"W. 93.69 ft. to a ½" iron stake set for the southeast corner of the herein described tract in the northerly right of way of State Highway No. 39, the northeast corner of 3.828 acres conveyed as Parcel (a) to the State of Texas from M. Edelstein by a Right-of-Way Deed executed the 15th day of May, 1941 and recorded in Volume 68 at Page 64 of the Deed Records of Kerr County, Texas, in a 03°02'51" curve concave to the northeast having a radius of 1880.19 ft.;

THENCE, upon, over and across said 70 acres, then said 320 acres, with the northerly right-of-way line of said State Highway No. 39, the northerly line of said 3.828 acres, each point marked with a set ½" iron stake unless stated otherwise: 18.91 ft. with an arc of said 03°02'51" curve subtended by a central angle of 00°34'34" [long chord = N.52°01'38"W. 18.91 ft.] to its end; N.51°44'17"W. 125.10 ft. to the beginning of a 05°48'59" curve concave to the southwest having a radius of 985.13 ft.; 304.90 ft. with an arc of said 05°48'59" curve subtended by a central angle of

17°44'00" [long chord = N.60°36'17"W. 303.69 ft.] to an unmarked point at its end; N.69°28'17"W. 129.80 ft. to the beginning of a 01°00'21" curve concave to the northeast having a radius of 5696.92 ft.; 170.69 ft. with an arc of said 01°00'21" curve subtended by a central angle of 01°43'00" [long chord = N.68°36'47"W. 170.68 ft.] to an unmarked point at its end; N.67°45'17"W., at 49.62 ft. passing the common line between said 70 acres and said 320 acres, then continuing for a total distance of 531.38 ft.; N.68°48'17"W. 353.68 ft. to the beginning of a 04°52'22" curve concave to the southwest having a radius of 1175.89 ft.; 372.84 ft. with an arc of said 04°52'22" curve subtended by a central angle of 18°10'00" [long chord = N.77°53'17"W. 371.28 ft.] to its end; N.86°58'17"W. 173.15 ft. to the beginning of a 02°57'13" curve concave to the south having a radius of 1939.87 ft.; 220.07 ft. with an arc of said 02°57'13" curve subtended by a central angle of 06°30'00" [long chord = S.89°46'43"W. 219.95 ft.] to its end; S.86°31'43"W. 250.40 ft. to the beginning of a 03°55'06" curve concave to the southeast having a radius of 1462.34 ft.; and 146.66 ft. with an arc of said 03°55'06" curve subtended by a central angle of 05°44'46" [long chord = S.83°39'20"W. 146.60 ft.] to its end for the southerly southwest corner of the herein described tract in the east line of 94.719 acres conveyed as Exhibit 2 to the Martin Family by a Cross Conveyance Deed dated February 6, 2004 and recorded in Volume 1333 at Page 249 of the Real Property Records of Kerr County, Texas;

THENCE, continuing upon, over and across said 320 acres: N.01°15'05"E. (N.01°27'29"E.), with the east line of said 94.719 acres, at 190.32 ft. passing a ½" iron stake set at its northeast corner at or near the south bank of said South Fork of the Guadalupe River, then continuing with the east line of the riverbed, also conveyed to the Martin Family by said Cross Conveyance Deed, for a total distance of 285.06 ft. to an unmarked point in the approximate center of said river for a reentrant corner of the herein described tract; and with the north line of said Martin riverbed, along the approximate center of said river, N.88°15'13"W. 644.73 ft. and N.82°41'01"W. 78.37 ft. to the westerly southwest corner of the herein described tract in the west line of said 320 acres;

THENCE, with the west line of said 320 acres, N.00°15'59"W. 76.73 ft. to an unmarked point on or near the north bank of said river at the southeast corner of 20.04 acres conveyed as Exhibit "A" to Fairweather Kerr, L.L.C. Property 2 from Arthur Edelstein, Trustee by a Special Warranty Deed executed the 2nd day of September, 2015 and recorded in File No. 16-0751 of the Official Public Records of Kerr County, Texas;

THENCE, with the common line between said 320 acres and said 20.04 acres, N.00°15'59"W. 475.65 ft. to a 5/8" iron stake found at the northwest corner of said 320 acres, the easterly northeast corner of said 20.04 acres, the southwest corner of said 19.64 acres, in the south line of 640 acres conveyed to Fairweather Real Estate, Ltd. from Jeanie Schaefer Boehm by a General Warranty Deed executed the 15th day of December, 2009 and recorded in Volume 1773 at Page 200 of the Official Public Records of Kerr County, Texas, which point is at the northwest corner of the E½ Survey No. 1228 in the south line of Survey No. 1515;

THENCE, upon, over and across said 640 acres: with the west line of said 19.64 acres, N.00°22'49"W., at 45.61 ft. passing a fence cornerpost, then continuing along a fence for a total distance of 270.09 ft. to a cornerpost for the northwest corner of the herein described tract and said 19.64 acres; and along a fence, each point marked with an anglepost, S.89°17'28"E. 575.00 ft., S.88°37'05"E. 526.43 ft., N.89°14'50"E. 498.45 ft., N.85°14'51"E. 94.87 ft., S.89°13'56"E. 427.99 ft., S.88°37'20"E. 462.80 ft., and S.88°45'30"E. 790.34 ft. to the PLACE OF BEGINNING containing 93.48 acres of land, more or less, within these metes and bounds. Subject to the rights, if any, of the State of Texas to approximately 15.4 acres within the waters of said South Fork of the Guadalupe River. Note: All set ½" iron stakes marked with red plastic cap inscribed with "VOELKEL SURVEYING".

Page 3 – 93.48 Acres of the Edelstein Family land on
State Highway No. 39 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)

Date surveyed: April 17-19, 2017

Dated this 23rd day of June, 2017



Don W. Voelkel
Registered Professional Land Surveyor No. 3990

