

April 1, 2022

107.464 ACRES

These notes describe that certain tract of land situated in the **PEDRO ZARZA SURVEY, ABSTRACT NO. 14**, located in Williamson County, Texas; subject tract being out of a called "107.464 Acres" conveyed in a Warranty Deed with Vendor's Lien from Frances Ann Holubec Fisher to Gregory Shirocky and Flora Shirocky dated 2-9-2005, and recorded in Document No. 2005010237, of the Official Public Records of Williamson County (OPRWC); subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, in the month of March, 2022 and being more fully described as follows:

COMMENCING at a 1/2" Iron Rod Found in the South line of County Road No. 429 and, being the Northeast corner of a called "88.751 Acres" conveyed in a Executor's Deed from David Glen Kerlin, Independent Executor of the Estate of Milton H. Kerlin to Kenneth D. Kerlin dated 11-06-2012 and recorded in Document No. 2012092824 (OPRWC) ; **THENCE North 77°42'33" West** with the South line of County Road No. 429, same being the North line of said "88.751 Acres", a distance of **1233.01 feet** to a 8" creosote corner post for the Northwest corner of said "88.751 Acres" and the Northeast corner of said called "107.464 Acres", being the **PLACE OF BEGINNING** of subject tract;

THENCE South 09°35'06" West, along East line of said "107.464 Acres", same being the West of line of said "88.751 Acres", passing an 1/2" Iron Rod Set (capped BTS) at 1973.60 feet (found a fence corner at same point in 2005), continuing for a total distance of **3078.94 feet** to a 1/2" Iron Rod Found at Southeast corner of said "107.464 Acres", same being for the Southwest corner of said "88.751 Acres", also being the Northeast corner of a called "71.47 Acres", conveyed in a Warranty Deed with Vendor's Lien from David Glenn Kerlin to Adam N. Gola and Thomas Anthony Gola II; Thomas Anthony Gola and Betty Jean Gola dated 9-17-2014 and recorded in Document No. 2014074794(OPRWC);

THENCE North 80°20'59" West, passing a 1/2" Iron Rod Found at 850.07 feet, being the Northwest corner of said "71.47 Acres", same being the Northeast corner of a called "Lot 14, Pecan Creek Estates", conveyed in a General Warranty Deed with Vendor's Lien from Quest Inc. FBO Diego Fernandez ACCT. 2778721 to Ana Maria Martinez Servin and Marco Antonio Vasquez Corona dated 9-13-2018 and recorded in Document No. 2018082116(OPRWC), continuing for a total distance of **1536.72 feet** to a 1/2" Iron Rod Found at the Northwest corner of said "Lot 14, Pecan Creek Estates", same being the Southwest corner of said "107.464 Acres" in the East line of County Road No. 428 also being in the lower West line of said "107.464 Acres";

THENCE North 10°39'29" East, with the East line of County Road 428, also along the lower West line of said "107.464 Acres" a distance of **887.31 feet** to a 1/2" Iron Rod Set (capped BTS) (found 1/2" Iron Rod at same point in 2005), for an exterior corner of said "107.464 Acres" ;

THENCE North 09°30'43" East, along the East line of County Road 428, also along the lower West line of said "107.464 Acres", distance of **932.14 feet** to a 1/2" Iron Rod Set (capped BTS) (found 1/2" Iron Rod at same point in 2005), for an exterior corner of said "107.464 Acres" ;

THENCE North 09°19'23" East with the East line of County Road 428 and the lower West line of said "107.464 Acres", a distance of **1009.84 feet** to a 1/2" Iron Rod Set (capped BTS) (found 1/2" Iron Rod at same point in 2005), for the lower Northwest corner of said "107.464 Acres" and the Southwest corner of the "Kohl Tract" conveyed in a warranty Deed from Barbara Schiller to Shelly Kohl dated 11-25-2014 and recorded in Document No. 2014095004 (OPRWC):

THENCE South 80°20'59" East, along South line of the "Kohl Tract", also along the lower North line of said "107.464 Acres", distance of **185.13 feet** to a 1/2" Iron Rod Found for an interior corner of said "107.464 Acres", same being the Southeast corner of said "Kohl Tract";

THENCE North 09°39'01" East, along East line of "Kohl Tract", also along the upper West line of said "107.464 Acres", distance of **300.86 feet** to a 1/2" Iron Rod Found for the upper Northwest corner of said "107.464 Acres", same being the Northeast corner of "Kohl Tract" in the South line of County Road 429 ;

THENCE South 78°10'07" East, along South line of County Road 429, also along the North line of said "107.464 Acres", distance of **1341.46 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **107.464 Acres**.

Surveyor's Note: Attention is invited to accompanying plat for visible utilities and roadways. Bearings shown herein based on Texas State Plane Coordinate System (Central Zone).


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

