

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying map of a survey of 46.95 acres of land made at the request of Donna Croy. Said land is situated in Gillespie County, Texas, being part of the Wm. H. Kennedy Survey No. 175, Abstract No. 380, and being part of that 47.45 acre tract of land (known as Tract 9) described in a Warranty Deed to Donna Croy by Gay Klaehn, dated August 6, 1992, found of record in Volume 234, Pages 698-700 of the Real Property Records of Gillespie County, Texas.

Said 46.95 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a PK nail set with washer (stamped: "RPLS 6454") in the centerline of Friedrich (county) Road and in a West line of that 47.45 acre tract of land (known as Tract 7) described in a conveyance to Stephanie Dukes, found of record in Volume 322, Page 466 of said Real Property Records, for the S.E. corner of that 48.07 acre tract of land described in a conveyance to Charles Todd Murphy and Melanie M. Murphy, found of record in Instrument No. 20228920 of the Official Public Records of Gillespie County, Texas, and in the East line of the remainder of said "called" 47.45 acre Croy tract (Tract 9), for the N.E. corner hereof, from which a 1/2-inch rebar found set in the centerline of Friedrich Road for a reentrant corner of said 47.45 acre Dukes tract, and a Easterly corner of that said 48.07 acre Murphy tract, bears for reference: N. 3 deg. 11 min. 04 sec. E., 489.08 feet;

THENCE departing said Friedrich Road in a Westerly direction, with the South lines of said 48.07 acre tract the North line hereof, as follows:

N. 76 deg. 59 min. 59 sec. W., 532.55 feet to a 1/2-inch rebar found (capped: "BONN 4447") for a Northerly corner hereof;

N. 87 deg. 14 min. 43 sec. W., at 391.22 feet passing the centerline of a traveled private road (known as Fire Rock Trail) and a 30-foot wide road easement found of record in said Instrument No. 20228920, **in all 1260.42 feet** to a 1/2-inch rebar found reset at a pipe fence corner post for the S.S.E. corner of that 234.3 acre tract of land described in a conveyance to Robert D. Pape, et ux., found of record in Volume 234, Pages 670-683 of said Real Property Records, for the N.E. corner of that 47.45 acre tract of land (known as Tract 8) described in a conveyance to Michael Sembritzky, found of record in Instrument No. 202110176 of said Official Public Records, for the S.W. corner of said 48.07 acre Murphy tract, for the N.W. corner hereof;

THENCE along the general meanders of a fence in a Southerly direction, with the East line of said 47.45 acre Sembritzky tract (Tract 8) and with the West line hereof, **S. 1 deg. 49 min. 15 sec. W., 1168.56 feet** to a 1/2-inch rebar found at a pipe fence corner post for the S.E. corner of said 47.45 acre Sembritzky tract (Tract 8), for the N.E. corner of that 47.45 acre tract of land (known as Tract 11, described in same previously mentioned record conveyance to Michael Sembritzky), for the S.W. corner hereof;

THENCE along the general meanders of a fence with the North line of that 47.45 acre tract of land (known as Tract 12, described in same previously mentioned record conveyance to Michael Sembritzky) and the South line of the remainder of said "called" 47.45 acre Croy tract (Tract 9), the South line hereof, **S. 87 deg. 13 min. 23 sec. E., 1758.46 feet** to a 1/2-inch rebar found set in the centerline of Friedrich Road for the N.E. corner of said 47.45 acre Sembritzky tract (Tract 12), and in the West line of that 88.77 acre tract of land described in a conveyance to Tamara C. Rangel, found of record in Instrument No. 20211049 of said Official Public Record, for the S.E. corner hereof, from which a 1/2-inch rebar found

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set in the centerline of Friedrich Road for a reentrant corner of said 88.77 acre Rangel tract, and a reentrant corner of said 47.45 acre Sembritzky tract (Tract 12), bears for reference:
S. 2 deg. 42 min. 41 sec. W., 411.42 feet;

THENCE along Friedrich Road in a Northerly direction, with the West lines of said 88.77 acre Rangel tract, that 10.0 acre tract of land described in a conveyance to Virginia L. Merchant, found of record in Instrument No. 20114067 of said Official Public Records, that 92.72 acre tract of land described in a conveyance to Dana L. Green, found of record in Instrument No. 20211048 of said Official Public Records, and said 47.45 acre Dukes tract (Tract 7), the East line hereof, as follows:

N. 2 deg. 43 min. 11 sec. E., 156.67 feet to a 1/2-inch rebar found;

N. 3 deg. 11 min. 44 sec. E., passing the N.W. corner of said 88.77 acre Rangel tract and the S.W. corner of said 10.0 acre Merchant tract, and passing the N.W. corner of said 10.0 acre Merchant tract and the S.W. corner of said 92.72 acre Green tract, and passing the N.W. corner of said 92.72 acre Green tract and the S.W. corner of said 47.45 acre Dukes tract (Tract 7), **917.72 feet** to the **PLACE OF BEGINNING**, as depicted on the accompanying map of a survey of even date surveyed on the ground September 23, 2022, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454.

Cody J. Musick,
Reg. Prof. Land Surveyor No. 6454

