



Smyth Surveyors, Inc.

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FIELD NOTES FOR A SEVERANCE SURVEY OF 26.92 ACRES, MORE OR LESS, COMPLETED MARCH 15, 2023

Being a Severance Survey of 26.92 acres of land, more or less, lying in Brewster County, Texas, being out of and a part of G.C. & S.F. RR. Co. Survey 60, Block G-12, Abstract No. 10215, and also being out of and a part of that same certain tract called 104.08 acres described in conveyance document to William Walter Pyle recorded in Volume 178, Page 774 of the Brewster County Official Public Records, Brewster County, Texas. Said 26.92 acres being bounded on the northwest by F. M. Highway 170; being bounded on the northeast by 12.65 acres, Bret Holbert and wife, Sherrie Holbert, Volume 391, Page 242, Brewster County Official Public Records; being bounded on the east and south by 93.92 acres, Lajitas Capital Partners, LLC, Volume 224, Page 458, Brewster County Official Public Records; and being bounded on the west by 24.15 acres, Jessica Lutz, Volume 366, Page 61, Brewster County Official Public Records and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING: at a found ½" diameter rebar capped "RPLS/6418" on the southeasterly Right-of-Way of F. M. Highway 170, marking the northeast corner of said 24.15 acres tract and marking northwest corner of the herein described tract;

THENCE: N 64° 26' 37" E, with the southeasterly Right-of-Way of F. M. Highway 170 and the herein described tract for a distance of 444.67 feet to a previously set ½" diameter rebar marking the northwest corner of said 12.65 acres tract and marking the northeast corner of the herein described tract;

THENCE: With the common lines of said 12.65 acres tract and the herein described tract for the following thirteen (13) calls:

1. S 29°19'56" E for a distance of 165.41 feet to an unmarked corner for a deflection point of the herein described tract;
2. S 22°17'54" E for a distance of 60.49 feet to an unmarked corner for a deflection point of the herein described tract;
3. S 05°22'43" W for a distance of 102.04 feet to an unmarked corner for a deflection point of the herein described tract;
4. S 12°23'59" E for a distance of 103.29 feet to an unmarked corner for a deflection point of the herein described tract;

Exhibit "A" to Special Warranty Deed
from William Walter Pyle to Stephen Bret Holbert and Sherrie R. Holbert

5. **S 22°36'44" E** for a distance of **103.38** feet to an unmarked corner for a deflection point of the herein described tract;
6. **S 31°20'22" E** for a distance of **41.29** feet to a previously set $\frac{1}{2}$ " diameter rebar marking a deflection point of the herein described tract;
7. **S 77°20'58" E** for a distance of **71.12** feet to a previously set $\frac{1}{2}$ " diameter rebar marking a deflection point of the herein described tract;
8. **S 59°21'01" E** for a distance of **58.55** feet to a previously set $\frac{1}{2}$ " diameter rebar marking a deflection point of the herein described tract;
9. **S 75°44'35" E** for a distance of **50.55** feet to a previously set $\frac{1}{2}$ " diameter rebar marking a deflection point of the herein described tract;
10. **S 87°42'35" E** for a distance of **76.12** feet to a previously set $\frac{1}{2}$ " diameter rebar marking a deflection point of the herein described tract;
11. **N 89°56'46" E** for a distance of **47.89** feet to a previously set $\frac{1}{2}$ " diameter rebar marking a deflection point of the herein described tract;
12. **N 71°43'55" E** for a distance of **92.12** feet to a previously set $\frac{1}{2}$ " diameter rebar marking a deflection point of the herein described tract;
13. **S 88°50'58" E** for a distance of **226.54** feet to a previously set $\frac{1}{2}$ " diameter rebar on the common line of T. C. RR. Co. Block 341 Survey 70, Abstract No. 10381 and said Survey 60, also at a point on the west line of said 93.92 acres tract, marking the southeast corner of said 12.65 acres tract and marking an exterior corner of the herein described tract;

THENCE: With the common lines of said 93.92 acres tract and the herein described tract for the following two (2) calls:

1. **S 01°13'00" W** with the common line of said Survey 70 and said Survey 60 for a distance of **1669.11** feet to a found rock mound marking the common corner of T. C. RR. Co. Block 341 Survey 71, Abstract No. 1572, T. C. RR. Co. Block 341 Survey 72, Abstract No. 10332, said Survey 70 and said Survey 60 and marking the southeast corner of the herein described tract;
2. **N 89°18'45" W** with the common line of said Survey 72 and said Survey 60 for a distance of **152.64** feet to a found $\frac{1}{2}$ " diameter rebar capped "RPLS/6418" marking the southeast corner of said 24.15 acres tract and marking the southwest corner of the herein described tract;

THENCE: **N 26°00'17" W** with the common line of said 24.15 acres tract and the herein described tract for a distance of **2275.31** feet to the **Place of Beginning** and containing **26.92 acres** of land, more or less, within the herein described boundary, according to an actual on the ground survey made by Smyth Surveyors, Inc. and completed on March 15, 2023.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.

Mark E. Loggbrinck, Registered Professional Land Surveyor/No. 6418
P.L.S. No. 13-0072

