

NOTE:  
THIS PROPERTY IS MAY BE SUBJECT TO A PIPELINE EASEMENT RECORDED IN VOLUME 2, PAGE 70, EASEMENT RECORDS, KERR COUNTY, TEXAS. (UNLOCATABLE)

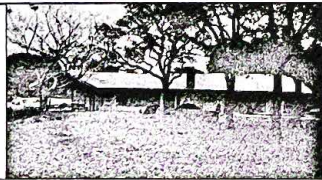
NOTE:  
THIS LOT MAY BE SUBJECT TO A ELECTRIC EASEMENT RECORDED IN VOLUME 5, PAGE 50, KERR COUNTY, TEXAS. (UNLOCATABLE)

NOTE:  
THIS PROPERTY IS MAY BE SUBJECT TO A PIPELINE EASEMENT RECORDED IN VOLUME 1, PAGE 417, EASEMENT RECORDS, KERR COUNTY, TEXAS. (UNLOCATABLE)

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO AN ELECTRIC TRANSMISSION EASEMENT RECORDED IN VOLUME 45, PAGE 384, EASEMENT RECORDS, KERR COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO AN ELECTRIC TRANSMISSION EASEMENT RECORDED IN VOLUME 45, PAGE 351, EASEMENT RECORDS, KERR COUNTY, TEXAS.

NOTE:  
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



**FLOOD ZONE INTERPRETATION:** IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48265C, Panel No. 0675-E, which is Dated 03/03/2011. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

**Property Address:**  
452 STONELEIGH ROAD

**Property Description:**  
Being 6.501 acres of land, more or less, out of the John Goodbread Survey No. 38, Abstract No. 150, Kerr County, Texas, consisting of a called 1.10 acre tract of land described by Warranty Deed recorded in Volume 987, Page 388, and a 5.43 acre tract of land described by Warranty Deed recorded in Volume 991, Page 392, Real Property Records of Kerr County, Texas, said 6.501 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
EDWIN P. STEARNS AND JANET S. STEARNS



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999



## METES AND BOUNDS

Being 6.501 acres of land, more or less, out of the John Goodbread Survey No. 38, Abstract No. 150, Kerr County, Texas, consisting of a called 1.10 acre tract of land described by Warranty Deed recorded in Volume 987, Page 388, and a 5.43 acre tract of land described by Warranty Deed recorded in Volume 991, Page 392, Real Property Records of Kerr County, Texas, said 6.501 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of this 6.501 acres, same being an angle corner of the Billy Walter Way, et ux 18.09 acres (Volume 1248, Page 196) and on the East line of the Dieter Werner, Jr. 19.253 acres (Volume 1754, Page 481), same also being a point on the West line of a 25' wide Road Easement (Volume 126, Page 581) known as Stoneleigh Road and a 15' wide Road Easement (Volume 4, Page 286), same also being the **POINT OF COMMENCEMENT**;

**THENCE** along the lines common to this 6.501 acres and said Werner, Jr. 19.253 acres the following courses and distances;

North 00 degrees 11 minutes 44 seconds West (called North 00 degrees 29 minutes 00 seconds West), at a distance of 649.54 feet and 5.19 feet to the right pass a 1/2 inch iron rod found, for the northeast corner of this said Werner, Jr. 19.253 acres and the southeast corner of the Jimmy Duane Vaughn, et ux 208.45 acres (Volume 1084, Page 322), and continuing for a total distance of 684.42 to a point for an angle corner;

North 00 degrees 02 minutes 16 seconds East (called North 00 degrees 15 minutes 00 seconds West), a distance of 262.51 feet to a point for an angle corner;

North 00 degrees 02 minutes 44 seconds West (called North 00 degrees 20 minutes 00 seconds West), a distance 83.18 feet to a 1/2 iron rod found for the northwest corner of this 6.502 acres, same being an angle corner of Shaunna M. Serano tract (Volume 1596, Page 107);

**THENCE** along the lines common to this 6.502 acres and said Serano tract the following courses and distances;

South 89 degrees 50 minutes 57 seconds East (called North 89 degrees 44 minutes 00 seconds East), a distance of 341.62 feet (called 350.00 feet) to a 1/2 inch iron rod found for the northeast corner of this 6.502 acres;

South 01 degrees 41 minutes 14 seconds East (called South 01 degrees 20 minutes 00 seconds East), a distance of 534.58 feet (called 521.98 feet) to a 1/2 inch iron rod found for an angle corner, same being on the northwest line of said Stoneleigh Road;

South 39 degrees 11 minutes 44 seconds East (called South 39 degrees 29 minutes 00 seconds East), a distance of 26.80 feet to a point for an angle corner, same being a point on the centerline of said Stoneleigh Road;

**THENCE** along the centerline of said Stoneleigh Road, South 38 degrees 07 minutes 57 seconds West (called South 37 degrees 14 minutes 00 seconds), a distance of 602.55 feet (called 614.43 feet) to the **POINT OF BEGINNING**, and containing 6.501 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
January 09, 2015

