



*Land Surveyors, Inc.*

*8000 Anderson Square Rd., Suite 101*

*Austin, Texas 78757*

*Office: 512.374.9722*

*Firm Reg. No. 10015100*

METES AND BOUNDS DESCRIPTION

BEING 25.73 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENTS OF RECORD IN DOCUMENT NUMBER 2016043342 AND DOCUMENT NUMBER 2016043344; BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLs" for the northeast corner of said 23.75 acre tract, being the southeast corner of a 2.30 acre tract of land conveyed to Casey Family Investments, LLC by instrument of record in Document Number 2006106307 of the Official Public Records of Williamson County, Texas and also being in the west right-of-way line of Sam Bass Road (R.O.W. varies);

THENCE along the east line of the 23.75 acre tract and said west right-of-way line of Sam Bass Road the following eight (8) courses:

1. South 53°01'19" East a distance of 218.20 feet to a fence post;
2. South 52°50'43" East a distance of 194.06 feet to a fence post;
3. South 53°12'58" East a distance of 116.46 feet to a fence post;
4. South 50°46'09" East a distance of 15.31 feet to a fence post;
5. South 75°02'02" East a distance of 95.43 feet to a fence post;
6. South 78°04'43" East a distance of 88.57 feet to a fence post;
7. South 77°34'05" East a distance of 231.85 feet to a fence post;
8. South 76°03'36" East a distance of 172.84 feet to a 1/2" rebar found with cap stamped "LANDESIGN" for the southeast corner of the 25.73 acre tract;

THENCE South 68°54'44" West (record: South 70°36'32" West), along the south line of the 23.75 acre tract and the west right-of-way of Sam Bass Road, passing at a distance of 23.68 feet a 1/2" rebar found for the northeast corner of Lot 43, Block B, Creek Bend Section II; a subdivision of record in Cabinet F, Slides 144-146 of the Plat Records of Williamson County, Texas and continuing along the south line of the 23.75 acre tract and the north line of said Block B, Creek Bend Section II for a total distance of 301.74 feet (record: 301.23 feet) to a 1/2" rebar found with cap stamped "LANDESIGN";

THENCE along the south line of the 23.75 acre tract and the north line of Block B, Creek Bend Section II the following three (3) courses:

1. South 68°58'09" West a distance of 951.20 feet (record: South 70°42'21" West a distance of 950.96 feet) to a 1/2" rebar found with cap stamped "LANDESIGN";
2. South 24°15'49" East a distance of 18.99 feet (record: South 22°41'51" East a distance of 18.75 feet) to a 1/2" rebar found;
3. South 70°14'47" West (record: South 71°42'00" West) a distance of 388.90 feet to a 1/2" rebar found for the southwest corner of the 23.75 acre tract, being the southeast corner of a 2.1709 acre tract of land conveyed to Honey Bear Properties, LLC by instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 2 therein;

THENCE North 47°45'37" West (record: North 44°51'03" West), along the west line of the 23.75 acre tract and the east line of said 2.1709 acre tract a distance of 394.26 feet (record: 394.94 feet) to a 1/2" rebar found for the northeast corner of the 2.1709 acre tract, being in the south line of a 4.9190 tract of land conveyed to Honey Bear Properties, LLC by said instrument of record in Document Number 2016095753 of the Official Public Records of Williamson County, Texas and known as Tract 1 therein;

THENCE along the west line of the 23.75 acre tract and the east line of said 4.9190 acre tract the following two (2) courses:

1. North 27°34'36" East (record: North 30°07'00" East) a distance of 153.77 feet to a 5/8" rebar found;
2. North 47°17'30" West a distance of 303.22 feet (record: North 44°32'57" West a distance of 303.13 feet) to a 5/8" rebar found for the northwest corner of the 23.75 acre tract, being the northeast corner of the 4.9190 acre tract and being in the south line of said 4.01 acre tract; from which a 1/2" rebar found with cap stamped "LANDESIGN" for an angle point in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears North 59°27'07" East (record: North 62°12' East) a distance of 61.58 feet;

THENCE along the south line of the 4.01 acre tract and the north line of the 4.9190 acre tract the following two (2) courses:

1. South 59°27'07" West (record: South 62°12' West) a distance of 47.01 feet to a 1/2" rebar found;

2. South 54°11'05" West a distance of 104.39 feet (record: South 56°55' West a distance of 105.85 feet) to a calculated point in a branch of Brushy Creek for the southwest corner of the 4.01 acre tract, being the southeast corner of a 4.05 acre tract of land conveyed to Cecil W. Fisher, Jr. and Sally S. Fisher by instrument of record in Volume 668, Page 657 of the Deed Records of Williamson County, Texas;

THENCE upstream with said branch of Brushy Creek, being the west line of the 4.01 acre tract and the east line of said 4.05 acre tract the following two (2) courses:

1. North 06°35'55" West a distance of 240.04 feet (record: North 03°52' West a distance of 243.96 feet) to a calculated point;
2. North 15°47'29" West a distance of 34.57 feet (record: North 12°55' West a distance of 34.40 feet) to a calculated point for the northwest corner of the 4.01 acre tract, being the southwest corner of a 2.00 acre tract of land conveyed to Sarah L. Williams by instrument of record in Document Number 2017057094 of the Official Public Records of Williamson County, Texas and described in Volume 670, Page 461 of the Deed Records of Williamson County, Texas;

THENCE North 61°42'59" East (record: North 64°28' East), along the north line of the 4.01 acre tract and the south line of said 2.00 acre tract a distance of 355.34 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";

THENCE crossing through the 4.01 acre tract the following four (4) courses:

1. South 28°17'01" East a distance of 169.58 feet to a cotton spindle found;
2. North 69°12'39" East a distance of 124.65 feet to a cotton spindle found;
3. North 47°15'55" East a distance of 76.89 feet to a 1/2" rebar found with plastic cap, stamped "Steger Bizzell";
4. North 15°55'18" East a distance of 116.46 feet to a 1/2" rebar found in the east line of the 4.01 acre tract, being the northwest corner of said 2.30 acre tract and being the southwest corner of a 1.279 acre tract of land conveyed to Rolando Y. Cruz and Delia B. Cruz by instrument of record in Document Number 2016098026 of the Official Public Records of Williamson County, Texas.

THENCE South 53°30'47" East (record: South 50°43'30" East), along the east line of the 4.01 acre tract and the west line of the 2.30 acre tract a distance of 221.72 feet to a 1/2" rebar found with cap stamped "J.S. COALTER RPLS LSLS" for the southeast corner of the 4.01 acre tract, being in the north line of the 23.75 acre tract and being the southwest corner of the 2.30 acre tract; from which a 1/2" rebar found in the north line of the 23.75 acre tract and the south line of the 4.01 acre tract bears South 69°12'23" West a distance of 338.08 feet (record: South 71°59' West a distance of 338.36 feet);

THENCE along the north line of the 23.75 acre tract and the south line of the 2.30 acre tract the following two (2) courses:

1. North 69°14'49" East a distance of 136.74 feet (record: North 72°06'52" East a distance of 136.67 feet) to a 1/2" rebar found;

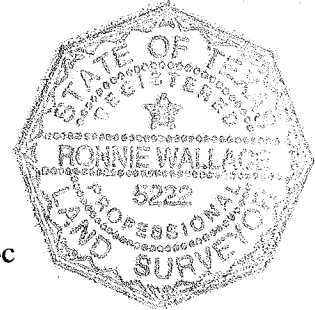
2. North 60°55'46" East a distance of 253.89 feet (record: North 63°46'42" East a distance of 253.99 feet to the POINT OF BEGINNING.

This tract contains 25.73 acres of land, more or less, out of the David Curry Survey, Abstract Number 130 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

Ron. Wallace      7/17/18  
Ronnie Wallace      Date

Registered Professional Land Surveyor  
State of Texas No. 5222



File: S:\Projects\Sam Bass\Docs\Field Notes\Sam Bass & 3 Ac. M&B\_fn.doc

# LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED IF CAPPED)
⊙	COTTON SPINDLE FOUND
⊠	FENCE CORNER POST
▲	CALCULATED POINT
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
{ } { }	RECORD INFORMATION—CAB. F, SL. 144—146, P.R.W.C.T.
{ }	RECORD INFORMATION—DOC. NO. 2016095753, O.P.R.W.C.T.
[ ] [ ]	RECORD INFORMATION—DOC. NO. 2006106307, O.P.R.W.C.T.
[ ] [ ]	RECORD INFORMATION—DOC. NO. 2016043344, O.P.R.W.C.T.

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83\96CORS

MATCHLINE SHEET 5  
MATCHLINE SHEET 10

CASEY FAMILY INVESTMENTS, LLC  
2.30 AC.  
DOC. NO. 2006106307  
O.P.R.W.C.T.

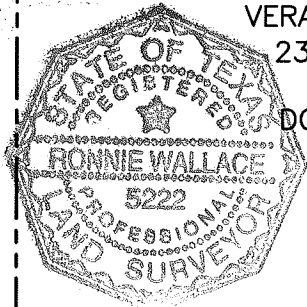
67' ]  
74'  
52"E ]  
49"E

[[N63°46'42"E]]    [[253.99']]  
N60°55'46"E    253.89'

POINT OF BEGINNING

"J.S. COALTER RPLS LSL"

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.



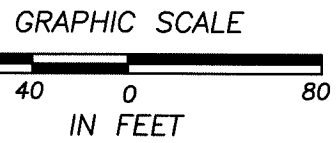
**25.73 AC.**

*Ron. Wallace*  
7/17/18

SAM BASS ROAD  
(R.O.W. VARIES)

S53°01'19"E 218.20'

S52°50'43"E 194.06'  
S55°



MATCHLINE SHEET 5  
SHEET 6

MATCHLINE SHEET 5  
MATCHLINE SHEET 7

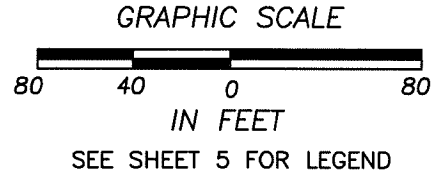
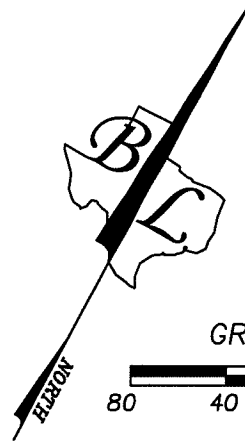
SKETCH TO ACCOMPANY DESCRIPTION  
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**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
ron@basellandsurveyors.net

File: S:\Projects\Sam Bass Road\Draw\2018 CSD Sam Bass & 3 Ac. M&B.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=80	Scale (Vert.):
Date: 07/17/18	Checked By: BWB    Drawn By: RLW

SHEET  
5 of 10

MATCHLINE  
SHEET 5  
SHEET 6

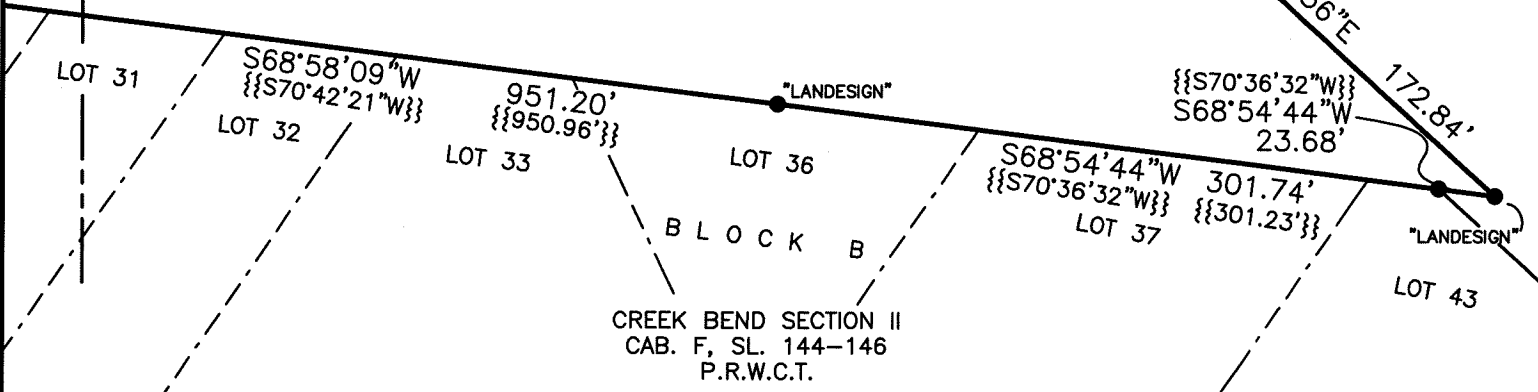


MATCHLINE SHEET 6  
MATCHLINE SHEET 7

**25.73 AC.**

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

SAM BASS ROAD  
(R.O.W. VARIES)



BLOCK B  
CREEK BEND SECTION II  
CAB. F, SL. 144-146  
P.R.W.C.T.

SKETCH TO ACCOMPANY DESCRIPTION  
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Job No.	Snapshot:
Scale (Hor.): 1"=80	Scale (Vert.):
Date: 07/17/18	Checked By: BWB
	Drawn By: RLW

SHEET  
6 of 10

MATCHLINE  
SHEET 10  
SHEET 7

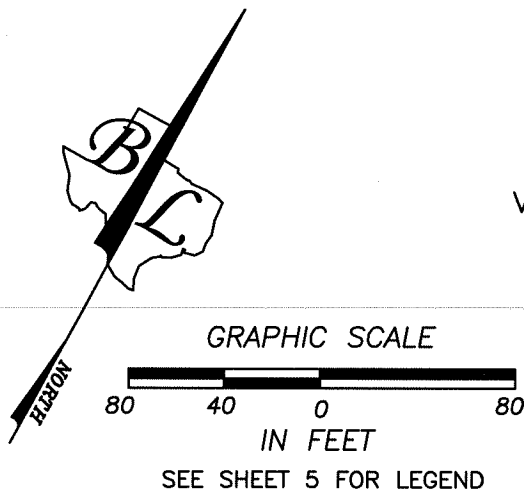
MATCHLINE SHEET 5  
MATCHLINE SHEET 7

MATCHLINE SHEET 7  
MATCHLINE SHEET 8

MATCHLINE SHEET 6  
MATCHLINE SHEET 7

25.73 AC.

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.



LOT 25

LOT 26

LOT 27

LOT 28

S68°58'09"W  
{{S70°42'21"W}}

951.20'

{{950.96'}}

LOT 30

LOT 29

LOT 31

B L O C K B

CREEK BEND SECTION II  
CAB. F, SL. 144-146  
P.R.W.C.T.

SKETCH TO ACCOMPANY DESCRIPTION

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File: S:\Projects\Sam Bass Road\Drawg\2018 C3D Sam Bass & 3 Ac. M&B.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=80

Scale (Vert.):

Date: 07/17/18

Checked By: BWB

Drawn By: RLW

SHEET

7 of 10

HONEY BEAR PROPERTIES, LLC  
 4.9190 AC.  
 (TRACT 1)  
 DOC. NO. 2016095753  
 O.P.R.W.C.T.

$\{N30^{\circ}07'00''E\}$   
 $\{N27^{\circ}34'36''E\}$  153.77'

5/8"

MATCHLINE SHEET 9  
 MATCHLINE SHEET 8

MATCHLINE SHEET 10  
 SHEET 8

**25.73 AC.**

22.73 ACRES  
 JAMES CARSON &  
 VERA MAE SMITH TRUST  
 23.75 AC. (CALLED)  
 (TRACT FIVE)  
 DOC. NO. 9531509  
 O.R.W.C.T.

MATCHLINE SHEET 7  
 MATCHLINE SHEET 8

$\{N47^{\circ}45'37''W\}$   
 $\{N44^{\circ}51'03''W\}$   
 394.26'  
 394.94'

HONEY BEAR PROPERTIES, LLC  
 2.1709 AC.  
 (TRACT 2)  
 DOC. NO. 2016095753  
 O.P.R.W.C.T.

$\{S70^{\circ}42'21''W\}$   
 $\{S68^{\circ}58'09''W\}$   
 951.20'  
 $\{950.96'\}$   
 "LANDESIGN"

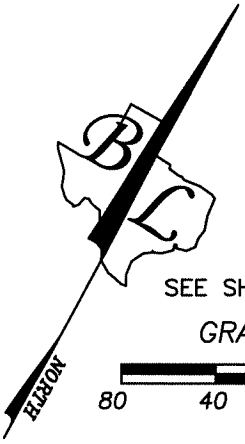
LOT 61  
 $S70^{\circ}14'47''W$  388.90'  
 $\{S71^{\circ}42'00''W\}$

LOT 24  
 $\{S22^{\circ}41'51''E\}$   
 $\{S24^{\circ}15'49''E\}$   
 18.99'  
 $\{18.75'\}$

CREEK BEND SECTION II  
 CAB. F, SL. 144-146  
 P.R.W.C.T.

BLOCK B

CREEK BEND SECTION II  
 CAB. F, SL. 144-146  
 P.R.W.C.T.



SEE SHEET 5 FOR LEGEND

GRAPHIC SCALE



SKETCH TO ACCOMPANY DESCRIPTION  
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File: S:\Projects\Sam Bass Road\2018 C3D Sam Bass & 3 Ac. M&B.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=80	Scale (Vert.):
Date: 07/17/18	Checked By: BWB Drawn By: RLW

SHEET  
 8 of 10



SARAH L. WILLIAMS  
 2.00 AC.  
 DOC. NO. 2017057094 O.P.R.W.C.T.  
 DESCRIBED IN  
 VOL. 670, PG. 461 D.R.W.C.T.  
 [N64°28'E]  
 N61°42'59"E 355.34'

CECIL W. FISHER JR. &  
 SALLY S. FISHER  
 4.05 AC.  
 VOL. 668, PG. 657  
 D.R.W.C.T.

DEBORAH LYNN STANFORD  
 4.01 AC.  
 DOC. NO. 2016043342 &  
 DOC. NO. 2016043344  
 O.P.R.W.C.T.

**25.73 AC.**

"STEGER BIZZELL"

S28°17'01"E 169.58'

N69°12'3  
 124.68'

[N03°52'W] [243.96']  
 N06°35'55"W 240.04'

[N12°55'W]  
 N15°47'29"W  
 34.57'  
 [34.40']

[105.85']  
 104.39'  
 S54°11'05"W [S56°55'W]  
 S59°27'07"W [S62°12'W]  
 47.01'  
 [N62°12'E]  
 N59°27'07"E  
 5/8" 61.58' "LANDESIGN"

HONEY BEAR PROPERTIES, LLC  
 4.9190 AC.  
 (TRACT 1)  
 DOC. NO. 2016095753  
 O.P.R.W.C.T.

22.73 ACRES  
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 23.75 AC. (CALLED)  
 (TRACT FIVE)  
 DOC. NO. 9531509  
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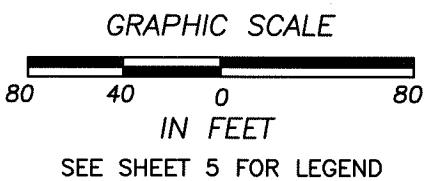
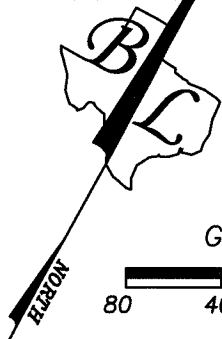
{N47°17'30"W  
 {N44°32'57"W  
 303.22'  
 {303.13'}

HONEY BEAR PROPERTIES, LLC  
 4.9190 AC.  
 (TRACT 1)  
 DOC. NO. 2016095753  
 O.P.R.W.C.T.  
 5/8"

{N30°07'00"E}  
 N27°34'36"E 153.77'

MATCHLINE SHEET 10  
 MATCHLINE SHEET 9

MATCHLINE SHEET 9  
 MATCHLINE SHEET 8



SKETCH TO ACCOMPANY DESCRIPTION  
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File: S:\Projects\Sam Bass Road\Draw\2018 CSD Sam Bass & 3 Ac. M&B.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=80	Scale (Vert.):
Date: 07/17/18	Checked By: BWB Drawn By: RLW

SHEET  
 9 of 10

SARAH L. WILLIAMS  
2.00 AC.  
DOC. NO. 2017057094  
O.P.R.W.C.T.  
DESCRIBED IN  
VOL. 670, PG. 461  
D.R.W.C.T.

DEBORAH LYNN STANFORD  
4.01 AC.  
DOC. NO. 2016043342 &  
DOC. NO. 2016043344  
O.P.R.W.C.T.

ROLANDO Y. CRUZ &  
DELIA B. CRUZ  
1.279 AC.  
DOC. NO. 2016098026  
O.P.R.W.C.T.

CASEY FAMILY  
INVESTMENTS, LLC  
2.30 AC.  
DOC. NO. 2006106307  
O.P.R.W.C.T.

**25.73 AC.**

S69°12'23"W 338.08'  
[S71°59'W] [338.36']

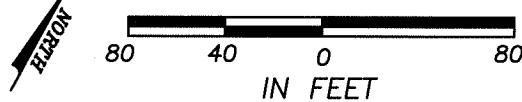
"J.S. COALTER RPLS LSL"

[[136.67']]  
136.74'  
[[N72°06'52"E]]  
N69°14'49"E

[[N63°  
N60°

22.73 ACRES  
JAMES CARSON &  
VERA MAE SMITH TRUST  
23.75 AC. (CALLED)  
(TRACT FIVE)  
DOC. NO. 9531509  
O.R.W.C.T.

SEE SHEET 5 FOR LEGEND  
GRAPHIC SCALE



MATCHLINE SHEET 9  
MATCHLINE SHEET 10

MATCHLINE SHEET 5  
MATCHLINE SHEET 10

MATCHLINE SHEET 10  
SHEET 8

MATCHLINE SHEET 10  
SHEET 7

SKETCH TO ACCOMPANY DESCRIPTION  
OF 25.73 ACRES OF LAND OUT OF THE DAVID CURRY SURVEY,  
ABSTRACT NUMBER 130 IN WILLIAMSON COUNTY, TEXAS; BEING A  
PORTION OF A CALLED 23.75 ACRE TRACT OF LAND CONVEYED TO  
THE JAMES CARSON AND VERA MAE SMITH TRUST, OF RECORD IN  
DOCUMENT NUMBER 1995031509 OF THE OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS AND KNOWN AS "TRACT FIVE" THEREIN  
AND ALSO BEING A PORTION OF A 4.01 ACRE TRACT OF LAND  
CONVEYED TO DEBORAH LYNN STANFORD BY INSTRUMENT OF  
RECORD IN DOCUMENT NUMBER 2016043344 OF THE OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

**BASELINE LAND SURVEYORS, INC.**

PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN, TEXAS 78757  
OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
ron@baselinelandsurveyors.net

File: S:\Projects\Sam Bass Road\Draw\2018 C3D Sam Bass & 3 Ac. M&B.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=80	Scale (Vert.):
Date: 07/17/18	Checked By: BWB Drawn By: RLW

SHEET  
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