



**50 FOOT WIDE (0.524 ACRE)
SUBSURFACE EASEMENT
LOCATED IN THE RUSK TRANSPORTATION SURVEY, ABSTRACT 681
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 50 FOOT WIDE (0.524 ACRE) STRIP OF LAND LOCATED IN THE RUSK TRANSPORTATION SURVEY, ABSTRACT 681, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 9, OF LAKE TRAVIS SUBDIVISION NO. 7, PLAT OF RECORD IN VOLUME 4, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) AND CONVEYED TO JO ANN SMOTHERS WALKER BY THE ESTATE OF CATHERINE SMOTHERS, IN A PROBATE OF WILL RECORDED IN VOLUME 1001, PAGE 1978 OF THE PROBATE RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.524 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING, MADE A PART HEREOF AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF LIME CREEK ROAD (VARIABLE WIDTH R.O.W.) AND THE SOUTH LINE OF SAID LOT 9, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 9, BEARS N 69°40'12" W – 51.50';

THENCE THROUGH THE INTERIOR OF SAID LOT 9 THE FOLLOWING TWO (2) CALLS:

1. **AN ARC LENGTH OF 329.08'** WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1225.00', A CENTRAL ANGLE OF 15°23'31" AND A CHORD WHICH BEARS N 31°23'50" E – 328.10' TO A POINT AT THE END OF SAID CURVE,
2. **N 39°05'36" E – 142.87'** TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE SOUTH RIGHT OF WAY LINE OF LIME CREEK ROAD AND THE NORTH LINE OF SAID LOT 9;

THENCE S 33°57'13" E – 52.27' WITH THE NORTH LINE OF SAID LOT 9 AND THE SOUTH RIGHT OF WAY LINE OF LIME CREEK ROAD, TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 9 BEARS S 33°57'13" E – 191.58';

THENCE THROUGH THE INTERIOR OF SAID LOT 9 THE FOLLOWING TWO (2) CALLS:

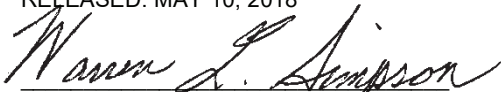
1. **S 39°05'36" W – 127.63'** TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT,
2. **AN ARC LENGTH OF 312.71'** WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1175.00', A CENTRAL ANGLE OF 15°14'54" AND A CHORD WHICH BEARS S 31°28'09" W – 311.78' TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE NORTH RIGHT OF WAY LINE OF LIME CREEK ROAD AND THE SOUTH LINE OF SAID LOT 9, FROM WHICH A 1/2" IRON PIPE FOUND MARKING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 9 BEARS S 69°40'12" E – 4.33';

THENCE N 69°40'12" W – 50.09' WITH THE SOUTH LINE OF LOT 9 AND THE NORTH RIGHT OF WAY LINE OF LIME CREEK ROAD, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.524 ACRE OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: SEPTEMBER 20, 2017
RELEASED: MAY 10, 2018


WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 3-00619
PLAT NO. A1-1448
FIELD NOTE NO. 041
MAP CHECKED: 05/08/2018-WLS

LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON PIPE FOUND
- D.R.T.C.T. = DEED RECORDS TRAVIS COUNTY, TEXAS
- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS

RUSK TRANSPORTATION
COMPANY SURVEY
ABSTRACT 681
TRAVIS COUNTY, TEXAS

LOT 10 B
THE RESUBDIVISION OF LOT 10
LAKE TRAVIS SUBDIVISION NO. 7
VOLUME 101, PAGE 328
P.R.T.C.T.

LOT 9
LAKE TRAVIS
SUBDIVISION NO. 7
VOLUME 4, PAGE 98
P.R.T.C.T.

LOT 8-A
REPLAT OF LOT 8
LAKE TRAVIS SUBDIVISION NO. 7
T.C.C.D. 200700328
O.P.R.T.C.T.

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	N 69° 40' 12" W	50.09'

0.524 ACRE
EASEMENT

D=15°23'31"
R=1225.00'
L=329.08'
CHD=328.10'
N 31°23'50" E

GEORGE E. SMOTHERS AND
WIFE, CATHERINE H. SMOTHERS
VOLUME 1701, PAGE 172
D.R.T.C.T.

JO ANN SMOTHERS WALKER
CAUSE NO. 55,146
VOLUME 1001, PAGE 1978
PROBATE RECORDS OF
TRAVIS COUNTY, TEXAS.

LOT 9
LAKE TRAVIS
SUBDIVISION NO. 7
VOLUME 4, PAGE 98
P.R.T.C.T.

FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:10139388.12' E:3068718.51'

SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 20, 2017

RELEASE DATE: MAY 10, 2018

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

50 FOOT WIDE (0.524) SUBSURFACE EASEMENT LOCATED IN THE RUSK TRANSPORTATION SURVEY, ABSTRACT 681, TRAVIS COUNTY, TEXAS.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

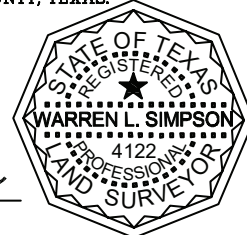
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

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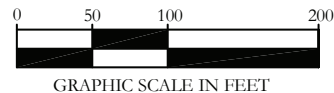
WARREN L. SIMPSON, R.P.L.S. 4122
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EXHIBIT

OF A 50 FOOT WIDE (0.524 ACRE) SUBSURFACE EASEMENT LOCATED IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 9 OF LAKE TRAVIS SUBDIVISION NO. 7, PLAT OF RECORD IN VOLUME 4, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO JO ANN SMOTHERS WALKER BY THE ESTATE OF CATHERINE SMOTHERS, IN A PROBATE OF WILL RECORDED IN VOLUME 1001, PAGE 1978 IN THE PROBATE RECORDS OF TRAVIS COUNTY, TEXAS.



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T.B.P.L.S. Registration No. 10194317



PLAT NO. A1-1448 PROJ. NO. 3-00619 DRAFTED 05/08/18
TAB NA F/N NO. 041 FB/PG 3-4/21 DRAWN BY TFG/JBM
DWG. NAME 3-00619ESMT-PARCEL 041-WALKER.DWG MAP CHK'D 05/08/18

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 041-WALKER.DWG, 8.5X14-NO CERT, 5/10/2018 8:00:14 AM, jmontemayor, 1:1