



**50 FOOT WIDE (0.414 ACRE)
SUBSURFACE EASEMENT
LOCATED IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 50 FOOT WIDE (0.414 ACRE) STRIP OF LAND LOCATED IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15, OF LAKE TRAVIS SUBDIVISION NO. 7, PLAT OF RECORD IN VOLUME 4, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND INCLUDED IN A DEED TO SAMIR N. SETH AND WIFE, ANJA SETH, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2010096484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.414 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 WEST LINE OF SAID LOT 15, AT THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 15, BEARS S 21°19'27" E – 47.28';

THENCE N 21°19'27" W – 57.49' WITH THE COMMON LINE BETWEEN SAID LOT 15 AND LOT 14 OF SAID LAKE TRAVIS SUBDIVISION NO. 7, TO A POINT AT THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 15 BEARS N 21°19'27" W – 220.43' AND FROM SAID NORTHWEST CORNER A 1/2" IRON ROD FOUND FOR REFERENCE BEARS S 45°12'07" E – 1.55';

THENCE N 39°05'36" E – 314.76' THROUGH THE INTERIOR OF SAID LOT 15, TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT IN THE NORTH LINE OF SAID LOT 15, FROM WHICH A 1/2" IRON ROD FOUND MARKING AN ANGLE POINT IN SAID NORTH LINE BEARS S 77°36'37" W – 164.24';

THENCE N 77°36'37" E – 77.89' WITH THE COMMON LINE BETWEEN SAID LOT 15 AND A CALLED 29.54 ACRE TRACT INCLUDED IN TRACT 3 IN A DEED TO AC SANDY CREEK YACHT CLUB MARINA, LLC, OF RECORD UNDER T.C.C.D. 2017132516 OF SAID O.P.R.T.C.T., TO A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 15 AND THE HEREIN DESCRIBED EASEMENT;

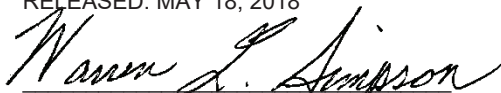
THENCE S 03°43'41" E – 2.20' WITH THE COMMON LINE BETWEEN SAID LOT 15 AND LOT 16 OF SAID LAKE TRAVIS SUBDIVISION NO. 7, TO A POINT FOR CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 15, BEARS S 03°43'41" E – 274.94';

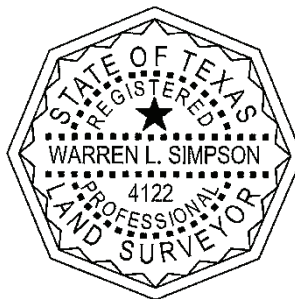
THENCE S 39°05'36" W – 402.47' THROUGH THE INTERIOR OF SAID LOT 15, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.414 ACRE OF LAND.

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

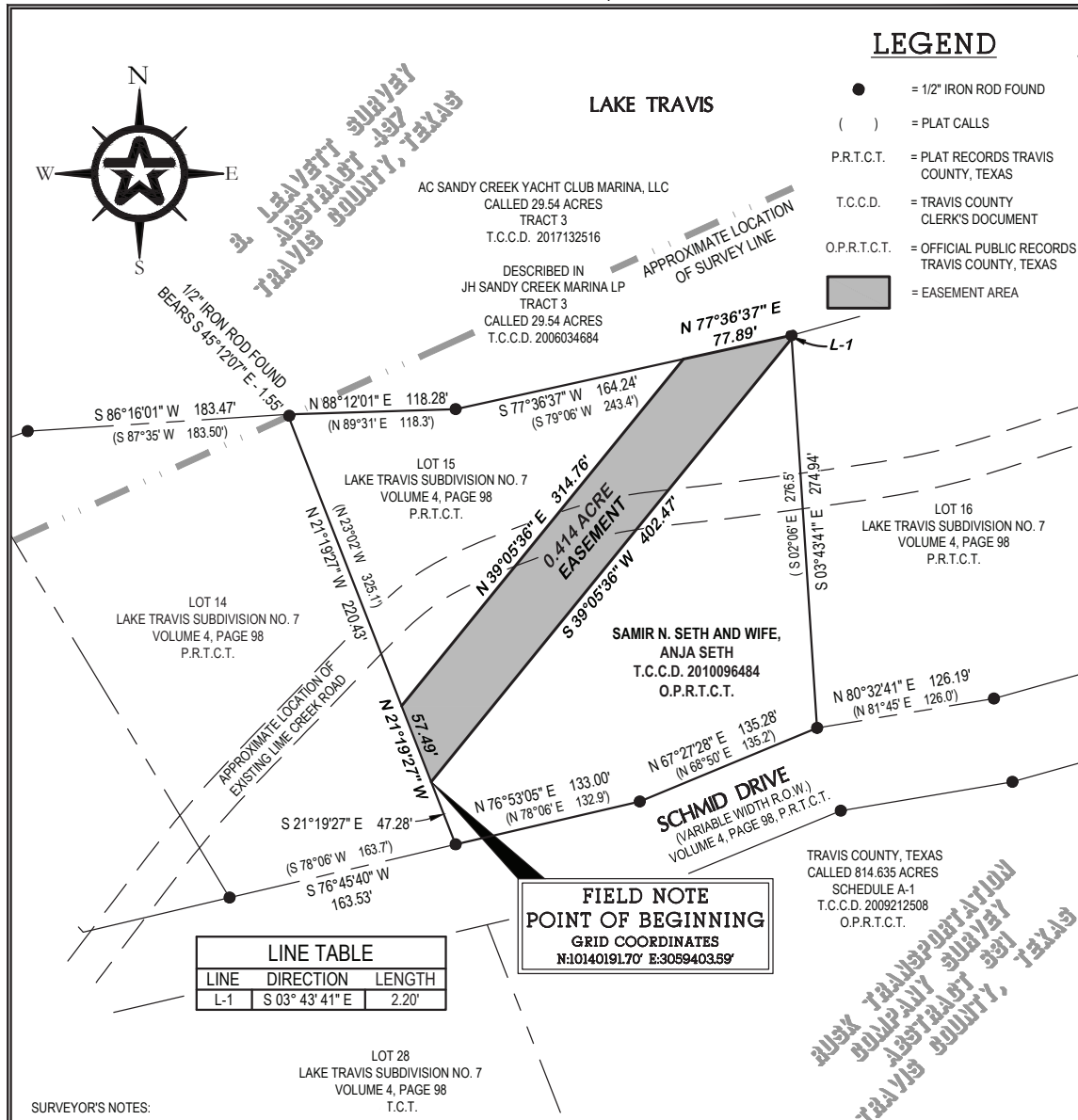
BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: SEPTEMBER 13, 2017
RELEASED: MAY 18, 2018


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



PROJ NO. 3-00619
PLAT NO. A3-1453
FIELD NOTE NO. 048
MAP CHECKED: 05/17/2018-WLS



SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 13, 2017

RELEASE DATE: MAY 18, 2018

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

50 FOOT WIDE (0.414) SUBSURFACE EASEMENT LOCATED IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681, TRAVIS COUNTY, TEXAS.

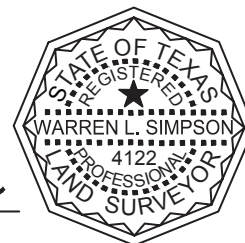
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES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

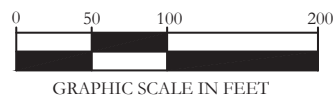
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EXHIBIT
OF A 50 FOOT WIDE (0.414 ACRE) SUBSURFACE EASEMENT LOCATED IN THE RUSK TRANSPORTATION COMPANY SURVEY, ABSTRACT 681, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15, OF LAKE TRAVIS SUBDIVISION NO. 7, OF RECORD IN VOLUME 4, PAGE 98 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND INCLUDED IN A DEED TO SAMIR N. SETH AND WIFE, ANJA SETH, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2010096484, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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T.B.P.L.S. Registration No. 10032500



PLAT NO. A3-1453 PROJ. NO. 3-00619 DRAFTED 05/17/18
TAB EXH F/N NO. 48 FB/PG 3-3/58 DRAWN BY WLS
DWG. NAME 3-00619ESMT-PARCEL 048-SETH.DWG MAP CHK'D 05/17/18