

LEGAL DESCRIPTION

A 9.01 ACRE TRACT OF LAND OUT OF THE JOSE SEFERINO MORA LEAGUE IN TRAVIS COUNTY, TEXAS, OUT OF A CALLED 15.48 ACRE TRACT CONVEYED TO WALTER E. TIMBERLAKE IN DOCUMENT NUMBER 2015015241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 185.2 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6 OF THE D T INGLEHART SUBDIVISION RECORDED IN VOLUME 1, PAGE 103 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.01 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a **1/2"** iron rod found in the southeast right-of-way of Glass Road, same being the west corner of said 15.48 acre tract, same being the north corner of a 15 acre tract conveyed to Tommie Lee Smith in Document Number 2002201302, Official Public Records of Travis County, Texas.;

THENCE along the northwest boundary of said 15.48 acre tract and the southeast right-of-way line of Glass Road the following two (2) courses and distances:

- 1) **N 42°37'03"** E a distance of **898.01'** to a **1/2"** iron rod with cap stamped "Tri-Tech" set for an angle point;
- 2) **N 43°46'45"** E a distance of **182.70'** to a **1/2"** iron rod with cap stamped "Tri-Tech" found for the north corner of the herein described tract;

THENCE S 46°45'37" E over and across said 15.48 acre tract a distance of **361.78'** to a **1/2"** iron rod with cap stamped "Tri-Tech" found in the southeast line of said 15.48 acre tract and the northwest line of a called 10.01 acre tract conveyed to Lauren Barrett in Document Number 2009155017 of the Official Public Records of Travis County, Texas for the east corner of herein described tract, from which the east corner of said 15.48 acre tract and the north corner of said 10.01 acre tract bears **N 42°46'07"** E a distance of 800.78';

THENCE S 42°46'07"W with the southeast line of said 15.48 acre tract and the northwest line of said 10.01 acre tract a distance of **1077.95'** to a **1/2"** iron rod found for the west corner of said 10.01 acre tract in the northeast line of said 15.00 acre tract, same being the south corner of said 15.48 acre tract, tract and the south corner of herein described tract;

THENCE N 47°11'30" W with the southwest line of said 15.48 acre tract and the northeast line of said 15.00 acre tract a distance of **362.62'** to the **POINT OF BEGINNING** containing 9.01 acres of land more or less.

- A.) This field note description is produced in conjunction with an exhibit of same date.
- B.) This field note description is valid for this transaction only.
- C.) Basis of Bearings: Texas State Plane Coordinate System, Texas Central Zone.

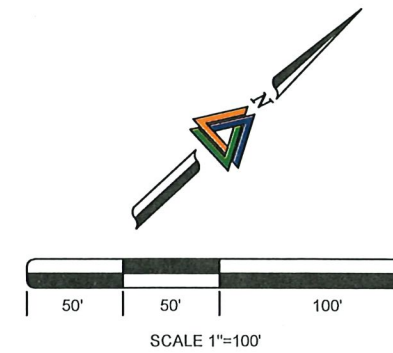

04.11.2022


Arthur Vasquez Torres, R. P. L. S. No. 5737
Field Date: 04-11-22
Job No.: SMS-MC309-20

**BOUNDARY SURVEY OF
9.01 ACRES OUT OF THE JOSE SEFERINO MORA LEAGUE,
TRAVIS COUNTY, TEXAS.**

MUSTANG MESA SECTION ONE
BOOK 96, PAGE 366
P.R.T.C.TX.

12129 GLASS RD



NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF TERRY BISHOP AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

NO IMPROVEMENTS SHOWN ON THIS SURVEY.

THIS SURVEY IS ACCOMPANIED BY A WRITTEN DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

LEGEND

- FND = FOUND
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. = DEED RECORDS OF TRAVIS COUNTY, TEXAS

PROPERTY DESCRIPTION

9.01 ACRES OF LAND OUT OF THE JOSE SEFERINO MORA LEAGUE, TRAVIS COUNTY, TEXAS, OUT OF A CALLED 15.48 ACRE TRACT CONVEYED TO WALTER E. TIMBERLAKE IN DOCUMENT NUMBER 2015015241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 185.2 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6 OF THE D T INGLEHART SUBDIVISION RECORDED IN VOLUME 1, PAGE 103 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 9.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-MC309-20
 CLIENT JOB NO: N/A
 DRAWN BY: CB
 BEARING BASE: TSPCS-TX CENTRAL NAD83
 FIELD DATE: 04-11-22



155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222

www.tritechtx.com TBPLS #10193729

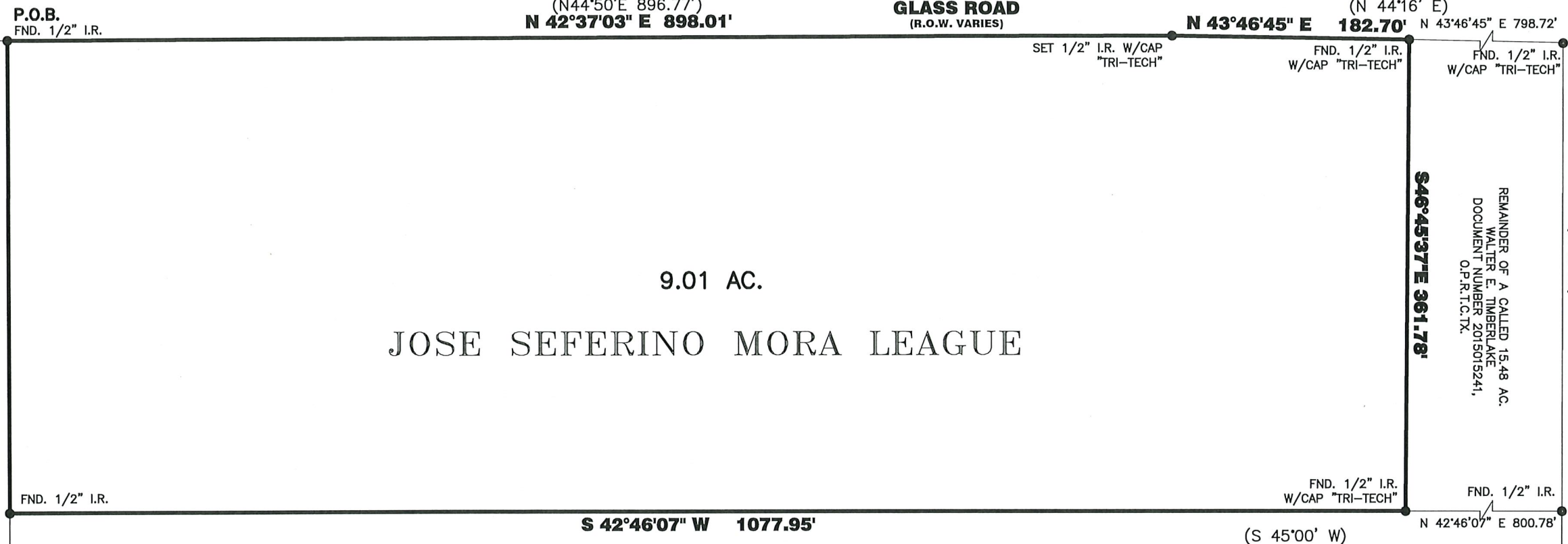
CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
 © 2022 TRI-TECH SURVEYING COMPANY, L.P.



Arthur Vasquez Torres
 04.11.2022
 SURVEYOR REGISTRATION



9.01 AC.
 JOSE SEFERINO MORA LEAGUE

CALLED 10.01 AC.
 LAUREN BARRETT
 DOCUMENT NUMBER 2009155017
 O.P.R.T.C.TX.

REVISIONS		
DATE	REASON	BY

MUSTANG MESA SECTION TWO
 VOL. 97, PAGE 335
 D.R.T.C.TX.

N 47°11'30" W 362.62'
 (N 45°00' W 363.35')
 A CALLED 15.00 AC.
 ROBERT MATTHEW COHEN
 DOCUMENT NUMBER 2021081636
 O.P.R.T.C.TX.