

FIELD NOTES DESCRIPTION

DESCRIPTION OF 8.503 ACRES OF LAND IN THE W.B. CORWIN SURVEY, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 49-BB, AMENDED PLAT OF LOTS 49-A & 49-B, MARSHALL'S HARBOR, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200600106, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STEVEN MORSE, TRUSTEE OF RECORD IN DOCUMENT NO. 1999139961, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.503 ACRES OF LAND, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found for an angle point in the north line of a 3.701 acre tract as described in the deed James Otwell, of record in Document No. 2005100571, Official Public Records of Travis County, Texas, same being the southeast corner of a 0.714 acre tract called Tract A-2 as described in the deed to Jay V. Dougherty and Marta B. Dougherty, of record in Volume 13286, Page 1778, Real Property Records of Travis County, Texas, being the southwest corner of the terminus of a 30-ft wide strip described as 0.78 acres of land in the instrument of record in Volume 9567, Page 868, Real Property Records of Travis County, Texas, said 30-ft wide strip of land conveyed as an Access Easement in various subsequent recorded instruments including but not limited to Volume 11163, Page 941, Volume 11407, Page 1377, and Volume 13264, Page 2776, Real Property Records of Travis County, Texas, said 30-ft wide strip of land shown on the Travis Central Appraisal District tax map as Lakeshore Pointe;

THENCE, S 86° 41' 55" E, with the north line of said 3.701 acre tract, same being the south line of said 0.78 acre (30-ft wide strip) tract, a distance of 29.71 feet to a 5/8-inch iron rod found at the southwest corner of a 1.556 acre tract called Tract A-1 in said deed to Jay V. Dougherty and Marta B. Dougherty;

THENCE S 85° 19' 18" E, with the north line of said 3.701 acre tract, same being the south line of said 1.556 acre tract, a distance of 215.60 feet to a 5/8-inch iron rod found in the approximate 715-ft contour line, at the northeast corner of said 3.701 acre tract, same being the southeast corner of said 1.556 acre tract and the southwest corner of a 1.213 acre tract called Tract B-1 in said deed to Jay V. Dougherty and Marta B. Dougherty, and for the eastern northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the approximate 715-ft contour line, around the east, south and west boundaries of said 3.701 acre tract, the following ten (10) courses and distances:

- 1) S 18° 06' 04" W a distance of 304.24 feet to a 5/8-inch iron rod found for an angle point,
- 2) S 04° 57' 19" W a distance of 125.36 feet to a 5/8-inch iron rod found for an angle point,
- 3) S 20° 42' 31" W a distance of 84.13 feet to a 5/8-inch iron rod found for an angle point,
- 4) S 46° 46' 31" W a distance of 60.75 feet to a 5/8-inch iron rod found for an angle point,
- 5) N 71° 57' 49" W a distance of 37.22 feet to a 5/8-inch iron rod found for an angle point,
- 6) N 88° 40' 15" W a distance of 79.89 feet to a 5/8-inch iron rod found for an angle point,

- 7) N 38° 29' 16" W a distance of 92.82 feet to a 5/8-inch iron rod found for an angle point,
- 8) N 16° 40' 41" W a distance of 120.82 feet to a 5/8-inch iron rod found for an angle point,
- 9) N 05° 02' 22" W a distance of 76.37 feet to a punch hole in a rock found for an angle point, and
- 10) N 03° 09' 40" E a distance of 281.89 feet to a 5/8-inch iron rod found at the northwest corner of said 3.701 acre tract, same being the southwest corner of said 0.714 acre tract, and for the western northeast corner of the tract described herein;

THENCE N 87° 35' 02" W, with the south line of said 0.433 acre tract and a north line of said Lot 49-BB, a distance of 192.14 feet to a calculated point at the southwest corner of the said 0.433 acre tract, same being a re-entrant corner of said Lot 49-BB, for the western northwest corner of the tract described herein;

THENCE crossing said Lot 49-BB and the said Steven Morse, Trustee Tract, the following ten (10) courses and distances:

- 1) S 03° 09' 40" W a distance of 243.24 feet to a calculated angle point,
- 2) S 05° 02' 22" E a distance of 183.20 feet to a calculated angle point,
- 3) S 16° 40' 41" E a distance of 238.14 feet to a calculated angle point,
- 4) S 38° 29' 16" E a distance of 215.90 feet to a calculated angle point,
- 5) S 88° 40' 15" E a distance of 104.18 feet to a calculated angle point,
- 6) S 71° 57' 49" E a distance of 157.44 feet to a calculated angle point,
- 7) N 46° 46' 31" E a distance of 192.09 feet to a calculated angle point,
- 8) N 20° 42' 31" E a distance of 260.22 feet to a calculated angle point,
- 9) N 04° 57' 19" E a distance of 130.68 feet to a calculated angle point, and
- 10) N 18° 06' 04" E a distance of 332.63 feet to a calculated point in the south line of the said 1.213 acre tract, for the eastern northeast corner of the tract described herein;

THENCE N 85° 19' 18" W, with the south line of said 1.213 acre tract, a distance of 236.46 feet to the **POINT OF BEGINNING** and containing 8.503 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid, based on survey ties from published Lower Colorado River Authority horizontal control.


LAI WORD FILE: FN0835(kls)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of January 2005 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 19th of September 2007 A.D.

Loomis Austin, Inc.
Austin, Texas 78746

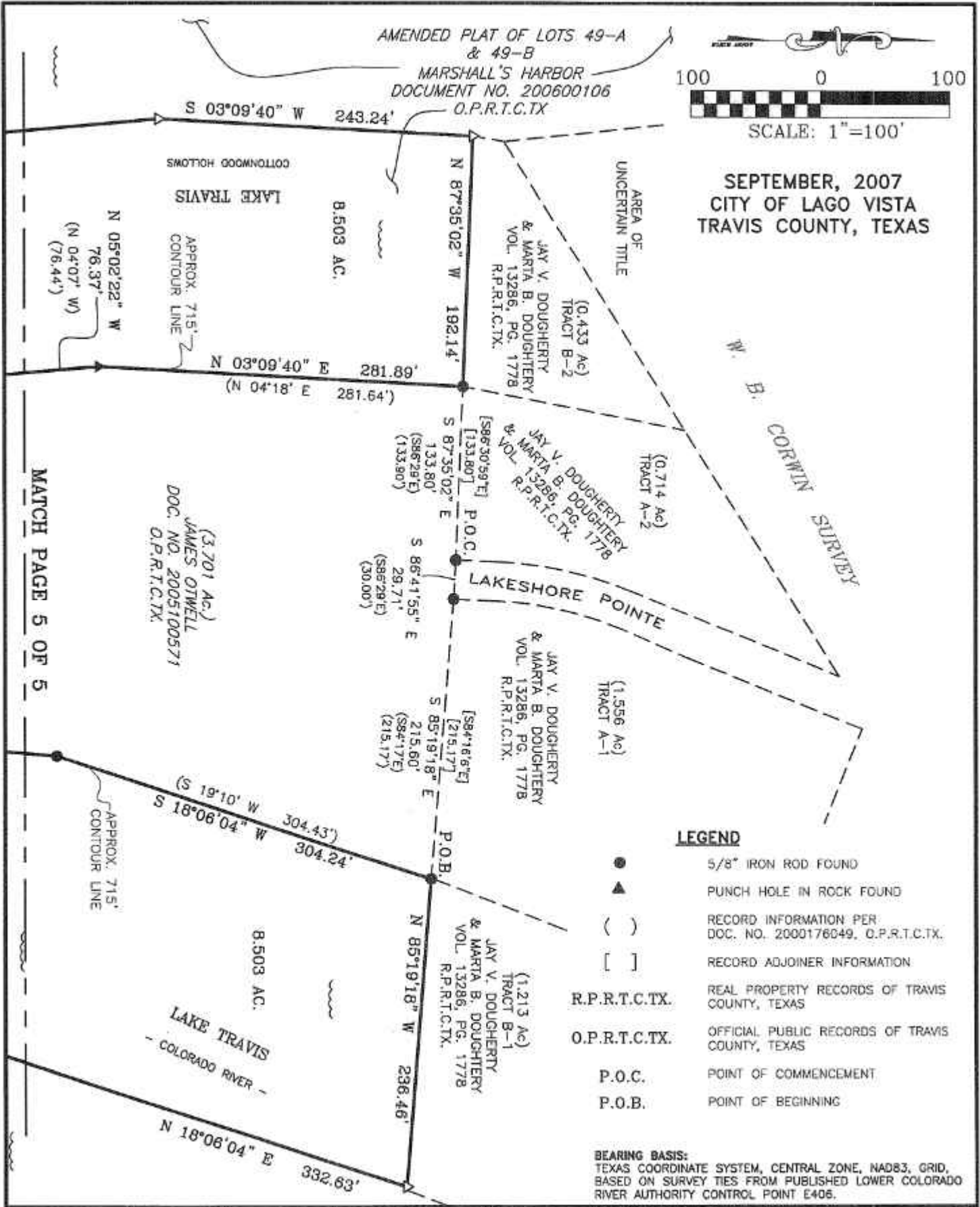


John D. Barnard
Registered Professional Land Surveyor
No. 5749, State of Texas

AMENDED PLAT OF LOTS 49-A
& 49-B
MARSHALL'S HARBOR
DOCUMENT NO. 200600106
O.P.R.T.C.TX



SEPTEMBER, 2007
CITY OF LAGO VISTA
TRAVIS COUNTY, TEXAS



LEGEND

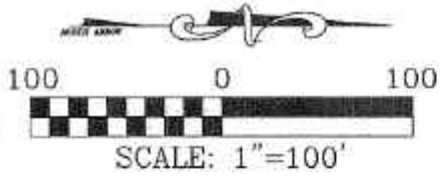
- 5/8" IRON ROD FOUND
- ▲ PUNCH HOLE IN ROCK FOUND
- () RECORD INFORMATION PER DOC. NO. 2000176049, O.P.R.T.C.TX.
- [] RECORD ADJOINER INFORMATION
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

BEARING BASIS:
TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID,
BASED ON SURVEY TIES FROM PUBLISHED LOWER COLORADO
RIVER AUTHORITY CONTROL POINT E406.

LOOMIS AUSTIN ENGINEERING, LAND SURVEYING & ENVIRONMENTAL CONSULTING
3103 Bee Caves Road, Suite 225; Austin Texas 78746
Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomis-austin.com

SKETCH TO ACCOMPANY
FIELD NOTES (FN0835)

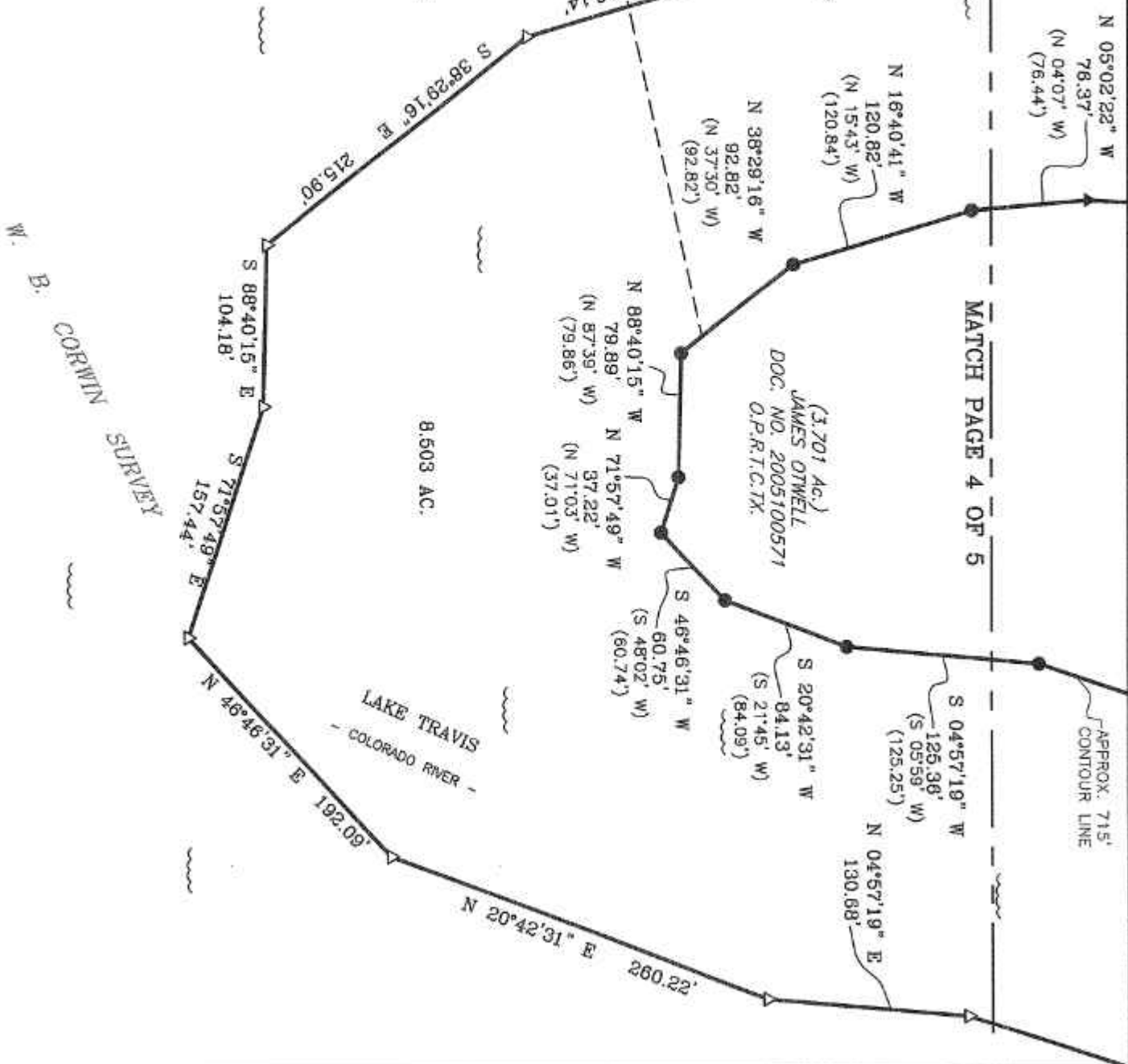
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DATE: Sep 19, 2007 - 3:09pm



SEPTEMBER, 2007
CITY OF LAGO VISTA
TRAVIS COUNTY, TEXAS

STEVEN MORSE, TRUSTEE
DOC. NO. 1999139961
O.P.R.T.C.TX.

AMENDED PLAT OF LOTS 49-A
& 49-B
MARSHALL'S HARBOR
DOCUMENT NO. 200600106
O.P.R.T.C.TX



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SKETCH TO ACCOMPANY FIELD NOTES (FN0835)
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