



EASEMENT DETAIL

LEGAL DESCRIPTION

ALL THAT CERTAIN 145,022 acre tract or parcel of land lying and being situated in the John W. Kenney Survey, Abstract 242, the John Fitzgibbons Survey, Abstract 37 and the Richard Graham Survey, Abstract 171, Austin County, Texas, being all of that same parcel said to contain 145,022 acres conveyed to Highway 38 Ventures, L.L.C. by instrument recorded in File #1738250 of the Official Public Records of Austin County (O.P.R.A.C.), said 145,022 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the northeast right of way line of State Highway 38 (Volume 223, Page 327 and Volume 225, Page 328, Deed Records of Austin County (D.R.A.C.)) for the south corner of a tract said to contain 8.217 acres conveyed to James Michael Krupala, et al by instrument recorded in File #110481 O.P.R.A.C., same being the west corner of the herein described tract;

THENCE with the southeast line of said James Michael Krupala, et al tract and the northeast line of the herein described tract, North 32°29'58" East, a distance of 1993.86 feet to a 1/2 inch iron pipe found, North 04°22'32" East, a distance of 784.11 feet to a 1/2 inch iron rod found and North 31°22'43" East, a distance of 114.43 feet to a 1/2 inch iron rod found;

THENCE with the east line of said James Michael Krupala, et al tract and the west line of the herein described tract, North 02°21'30" West, at 2200.58 feet pass a 1/2 inch iron rod found for the northeast corner of said James Michael Krupala, et al tract and the southeast corner of a tract said to contain 33.818 acres conveyed to Paul Thomas Krupala, Jr. by instrument recorded in File #102830 O.P.R.A.C. and continuing with the east line of said Paul Thomas Krupala, Jr. tract and the west line of the herein described tract, for a total distance of 3603.23 feet to a 1/2 inch iron rod set in the southeast line of the B.N.S.F. Railroad right of way (Volume W, Page 323 and Volume W, Page 336, D.R.A.C.);

THENCE with the southwest right of way of said railroad, South 29°02'34" East, a distance of 385.97 feet to a 1/2 inch iron rod found with cap marked "RPLS 4194";

THENCE with an offset in railroad right of way, North 24°52'14" East, a distance of 31.34 feet to a 1/2 inch iron rod set;

THENCE with the southwest right of way of said railroad, South 28°02'34" East, a distance of 88.74 feet to a 1/2 inch iron rod found with cap marked "RPLS 4194";

THENCE with the southeast right of way of said railroad, 60 feet from and parallel with the centerline of the main track, along a curve to the left having a central angle of 18°14'59", a radius of 3770.68 feet, an arc length of 1940.14 and a chord which bears South 32°00'00" East, a distance of 1832.97 feet to a 1/2 inch iron rod found with cap marked "RPLS 4194" for the northeast corner of a tract said to contain 25 acres conveyed to John Walton Sessums, III, et al and described by instrument recorded in Volume 134, Page 268, et seq. D.R.A.C. and the upper northeast corner of the herein described tract;

THENCE with the west line of said John Walton Sessums, III, et al tract and the east line of the herein described tract, South 02°32'29" West, a distance of 3114.84 feet to a 1/2 inch iron rod found with cap marked "RPLS 4194", South 10°48'27" West, a distance of 2835.55 feet to a 1/2 inch iron rod found with cap marked "RPLS 4194" and South 29°16'01" West, a distance of 24.50 feet to a granite blade found at a fence corner post for a remnant corner of the herein described tract;

THENCE with the fence and occupied common line between said John Walton Sessums, III, et al tract and the herein described tract, South 02°32'29" East, a distance of 617.12 feet to a stake found for the lower northeast corner of the herein described tract, in the northeast line of a tract said to contain 71 acres conveyed to John Walton Sessums, III, et al and described by instrument recorded in Volume 134, Page 106, et seq. D.R.A.C.;

THENCE with the west line of said called 71 acre John Walton Sessums, III, et al tract, South 31°49'50" West, a distance of 1712.82 feet to a point in a fence corner post found in the northeast right of way line of State Highway 38;

THENCE with the northeast right of way line of State Highway 38 along a curve to the right having a central angle of 02°49'12", a radius of 11304.00 feet, an arc length of 850.85 and a chord which bears North 30°11'22" West, a distance of 850.79 feet to a concrete highway monument found;

STREET WIDENING EASEMENTS

Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until a street or drainage improvement is installed on the property. The landowner hereby has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

OWNER'S RESPONSIBILITIES

The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans provided by the Commission. The Commission Court assumes no obligation to build or maintain any of the streets shown on this plat or of constructing any of the bridges or drainage improvements. Under no circumstances shall the Commission and officers appointed from the Commission Court, the County or its officers be held responsible for maintenance of the streets. The County shall assume no responsibility for the design, construction or maintenance of the streets, other than those existing or proposed at the time.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

The owners of land covered by this plat must hold at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have fully been accepted for maintenance by the County.

**JAMES MICHAEL KRUPALA
& PAUL MICHAEL KRUPALA
8.217 AC.
FILE# 102481 O.P.R.A.C.**

**JOHN WALTON
SESSUMS, III, ET AL
CALLED 25 AC.
852/728 O.P.R.A.C.
(BETTER DESCRIBED 134/268 O.P.R.A.C.)**

**FINAL PLAT OF CREEKWOOD SUBDIVISION
27 LOTS
A SUBDIVISION OF 145,022 ACRES
JOHN FITZGIBBONS SURVEY, ABSTRACT 37
RICHARD GRAHAM SURVEY, ABSTRACT 171
JOHN W. KENNEY SURVEY, ABSTRACT 242
AUSTIN COUNTY, TEXAS**



