



**20 FOOT WIDE (0.288 ACRE)
ELECTRIC EASEMENT
LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840
TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.288 ACRE) STRIP OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.651 ACRE TRACT REFERENCED IN A DEED TO DAVIDASS MAHENDRU AND SWARAN MAHENDRU, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2006018071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND DESCRIBED IN A BOUNDARY LINE AGREEMENT BETWEEN JESSIE LEA PICKLE, KENNETH RAY SCHAEFER AND GRACE ANN SCHAEFER, AND ROBERT INGRAM RECORDED UNDER T.C.C.D. 2006018070 OF THE O.P.R.T.C.T. SAID 0.288 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 AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WATSON SURVEYING" IN THE SOUTHWEST MARGIN OF NAMELESS ROAD, AT THE NORTH CORNER OF SAID 22.651 ACRE TRACT AND THE EAST CORNER OF A CALLED 11.528 ACRE TRACT DESCRIBED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER, OF RECORD IN T.C.C.D. 2011162332 OF THE O.P.R.T.C.T., FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 46°11'03" E – 188.78' WITH THE SOUTHWEST MARGIN OF NAMELESS ROAD, ALONG THE NORTHEAST LINE OF SAID 22.651 ACRE TRACT, TO A 1/2" IRON PIPE FOUND AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID 22.651 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT,

THENCE S 60°04'51" E – 206.73' WITH THE SOUTHWEST MARGIN OF NAMELESS ROAD, ALONG THE NORTHEAST LINE OF SAID 22.651 ACRE TRACT, TO A CONCRETE MONUMENT FOUND (BROKEN) AT THE EAST CORNER OF SAID 22.651 ACRE TRACT, AT THE INTERSECTION OF SAID SOUTHWEST MARGIN OF NAMELESS ROAD AND WEST RIGHT-OF-WAY LINE OF RANCH TO MARKET HIGHWAY 1431, FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE AN ARC LENGTH OF 179.60', WITH THE SOUTHEAST LINE OF SAID 22.651 ACRE TRACT, ALONG THE NORTHWEST LINE OF RANCH TO MARKET HIGHWAY 1431, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1687.03', A CENTRAL ANGLE OF 06°05'59", AND A CHORD WHICH BEARS S 17°49'28" W – 179.52' TO A POINT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A CONCRETE MONUMENT FOUND AT THE END OF A CURVE TO THE LEFT BEARS AN ARC LENGTH OF 205.00', HAVING A RADIUS OF 1687.03', WITH A CENTRAL ANGLE OF 06°57'45" AND A CHORD BEARING OF S 11°17'37" W – 204.88';

THENCE THROUGH THE INTERIOR OF SAID 22.651 ACRE TRACT THE FOLLOWING ELEVEN (11) CALLS:

- 1) **N 75°59'39" W – 20.00'** TO A POINT FOR CORNER,
- 2) **AN ARC LENGTH OF 46.12',** WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1707.03', CENTRAL ANGLE OF 01°32'52" AND A CHORD WHICH BEARS N 15°32'23" E – 46.11' TO A POINT FOR AN ELL CORNER,
- 3) **N 50°57'48" W – 37.92'** TO A POINT FOR AN ELL CORNER,
- 4) **N 39°02'12" E – 20.00'** TO A POINT FOR AN ELL CORNER,
- 5) **S 50°57'48" E – 29.69'** TO A POINT FOR AN ELL CORNER,
- 6) **AN ARC LENGTH OF 97.18',** WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1707.03', CENTRAL ANGLE OF 03°15'42" AND A CHORD WHICH BEARS N 18°40'13" E – 97.16' TO A POINT FOR ELL CORNER,

- 7) **N 60°04'51" W – 191.86'** TO A POINT FOR AN ELL CORNER,
- 8) **S 37°16'38" W – 33.10'** TO A POINT FOR AN ELL CORNER,
- 9) **N 52°43'22" W – 20.00'** TO A POINT FOR AN ELL CORNER,
- 10) **N 37°16'38" E – 35.32'** TO A POINT FOR AN ELL CORNER,
- 11) **N 46°11'03" W – 165.24'** TO A POINT IN THE NORTHWEST LINE OF SAID 22.651 ACRE TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 22.651 ACRE TRACT BEARS **S 26°40'01" W – 1639.15'**

THENCE N 26°40'01" E – 20.93' WITH THE NORTHWEST LINE OF SAID 22.651 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.288 ACRE OF LAND.

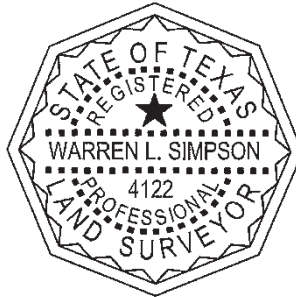
THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

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

SURVEYED: JULY 31, 2017
RELEASED: DECEMBER 13, 2017

Warren L. Simpson

WARREN L. SIMPSON, R.P.L.S. 4122
PROJ NO. 3-00619
PLAT NO. A1-1352
FIELD NOTE NO. 086
MAP CHECKED: 11/22/2017-JBM



EXHIBIT

OF A 20 FOOT WIDE (0.288 ACRE) ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 22.651 ACRE TRACT REFERENCED IN A DEED TO DAVIDASS MAHENDRU AND SWARAN MAHENDRU, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2006018071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN A BOUNDARY LINE AGREEMENT BETWEEN JESSIE LEA PICKLE, KENNETH RAY SCHAEFER AND GRACE ANN SCHAEFER, AND ROBERT INGRAM UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2006018070 OF THE OFFICIAL PUBLIC RECORD TRAVIS COUNTY, TEXAS.

SURVEYOR'S NOTES:

SURVEYED: JULY 31, 2017

RELEASE DATE: DECEMBER 13, 2017

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

20 FOOT WIDE (0.288 ACRE) ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840, 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. DISTANCES SHOWN HEREON ARE SURFACE VALUES.

LEGEND

- = IRON ROD FOUND WITH CAP STAMPED "CS LTD" (UNLESS OTHERWISE NOTED)
- () = DEED CALLS
- 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
- = EASEMENT AREA
- = POWER POLE
- = GUY WIRE
- = LIGHT POLE
- = TELEPHONE RISER

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 46° 11' 03" E	188.78'
L-2	S 60° 04' 51" E	206.73'
L-3	N 75° 59' 39" W	20.00'
L-4	N 50° 57' 48" W	37.92'
L-5	N 39° 02' 12" E	20.00'
L-6	S 50° 57' 48" E	29.69'
L-7	N 60° 04' 51" W	191.86'
L-8	S 37° 16' 38" W	33.10'
L-9	N 52° 43' 22" W	20.00'
L-10	N 37° 16' 38" E	35.32'
L-11	N 46° 11' 03" W	165.24'
L-12	N 26° 40' 01" E	20.93'

JOSE ANTONIO YBARBO SURVEY
ABSTRACT 840
TRAVIS COUNTY, TEXAS

J.A. BOX SURVEY
ABSTRACT 2552
TRAVIS COUNTY, TEXAS

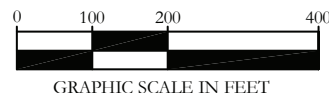
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C-1	179.60'	1687.03'	6°05'59"	S 17° 49' 28" W - 179.52'
C-2	46.12'	1707.03'	1°32'52"	N 15° 32' 23" E - 46.11'
C-3	97.18'	1707.03'	3°15'42"	N 18° 40' 13" E - 97.16'
C-4	205.00'	1687.03'	6°57'45"	S 11° 17' 37" W - 204.88'

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



PLAT NO. A1-1352 PROJ. NO. 3-00619 DRAFTED 11/22/17
TAB NA F/N NO. 086 FB/PG 3-3/34 DRAWN BY TFG/TBM
DWG. NAME 3-00619ESMT-PARCEL MAP CHK'D 11/15/17
086 - MAHENDRU.DWG

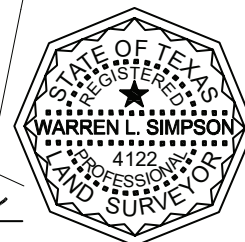
FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:10158144.43' E:3058710.77'

JAMES SILVERSTEIN SURVEY
ABSTRACT 731
TRAVIS COUNTY, TEXAS

DAVIDASS MAHENDRU AND
SWARAN MAHENDRU
CALLED 22.651 ACRES
T.C.C.D. 2006018071
O.P.R.T.C.T.
(NO DESCRIPTION PROVIDED IN DEED)

DESCRIBED UNDER
T.C.C.D. 2006018070
O.P.R.T.C.T.

RIGHT-OF-WAY LINE
RANCH TO MARKET
HIGHWAY 1431



G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 086 - MAHENDRU.DWG, 8.5X14-NO CERT, 12/13/2017 12:13:43 PM, jmontemayor, 1:1