



0.115 ACRE  
ELECTRIC EASEMENT  
LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840  
TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 0.115 ACRE STRIP OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.171 ACRE TRACT DESCRIBED IN A DEED TO KIRBY FRANKS AND WIFE BILLIE DELL FRANKS, OF RECORD IN VOLUME 9260, PAGE 708 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.115 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 IN THE SOUTHWEST MARGIN OF NAMELESS ROAD, MARKING THE NORTH CORNER OF SAID 4.171 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, BEING THE EAST CORNER OF A CALLED 4.644 ACRE TRACT REFERENCED IN A DEED TO STEPHEN V. MEGNA, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT 2016032802 OF SAID O.P.R.T.C.T. AND DESCRIBED IN A DEED OF RECORD IN VOLUME 8240, PAGE 304 OF SAID O.P.R.T.C.T.;

**THENCE S 55°50'32" E – 249.81'** WITH THE NORTH EAST LINE OF SAID 4.171 ACRE TRACT, ALONG THE SOUTHWEST MARGIN OF NAMELESS ROAD, TO A 1/2" IRON ROD FOUND MARKING THE EAST CORNER OF SAID 4.171 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, BEING THE NORTH CORNER OF A CALLED 4.369 ACRE TRACT DESCRIBED IN A DEED TO RICHARD SCROGGINS, OF RECORD UNDER T.C.C.D. 2010043937 OF SAID O.P.R.T.C.T.;

**THENCE S 26°40'04" W – 20.32'** WITH THE COMMON LINE BETWEEN SAID 4.171 ACRE TRACT AND SAID 4.369 ACRE TRACT, TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4.171 ACRE TRACT BEARS S 26°40'04" W – 735.59';

**THENCE N 53°06'06" W – 3.13' AND N 55°50'32" W – 246.70'** THROUGH THE INTERIOR OF SAID 4.171 ACRE TRACT, TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 4.171 ACRE TRACT AND SAID 4.644 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 4.171 ACRE TRACT BEARS S 26°39'56" W – 691.24';

**THENCE N 26°39'56" E – 20.17'** WITH THE COMMON LINE BETWEEN SAID 4.171 ACRE TRACT AND SAID 4.644 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.115 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: AUGUST 17, 2017  
RELEASED: DECEMBER 20, 2017

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

PROJ NO. 3-00619



PLAT NO. A1-1360

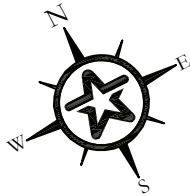
FIELD NOTE NO. 92

MAP CHECKED: 12/04/2017-JBM



**LEGEND**

- = 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ( ) = DEED CALLS
- P.R.T.C.T. = PLAT 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
-  = EASEMENT AREA
- X— = WIRE FENCE
- = UTILITY POLE
- E— = OVERHEAD ELECTRIC LINE
-  = TELEPHONE RISER



LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 26° 40' 04" W	20.32'
L-2	N 53° 06' 06" W	3.13'
L-3	N 26° 39' 56" E	20.17'

**EXHIBIT**

OF A 20 FOOT WIDE (0.115 ACRE) ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO SURVEY ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.171 ACRE TRACT DESCRIBED IN A DEED TO KIRBY FRANKS AND WIFE, BILLIE DELL FRANKS, OF RECORD IN VOLUME 9260, PAGE 708 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

## SURVEYOR'S NOTES:

SURVEYED: AUGUST 17, 2017

RELEASE DATE: DECEMBER 20, 2017

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

20 FOOT WIDE (0.115 ACRE) ELECTRIC EASEMENT LOCATED IN THE JOSE ANTONIO 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.

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

**FIELD NOTE  
POINT OF BEGINNING**

GRID COORDINATES  
N:10159166.16' E:3057301.99'

**NAMELESS ROAD**  
(OCCUPIED WIDTH VARIES)  
(S 52°36'32" E 249.74')  
**S 55°50'32" E 249.81'**

1.65' X 1.65'  
STONE COLUMN WITH  
WOOD RAIL FENCE  
(TYPICAL)

STONE MAILBOX

N 55°50'32" W 246.70'

**0.115 ACRE  
EASEMENT**

CONCRETE DRIVE

APPROXIMATE LOCATION OF SURVEY LINE

JOSE ANTONIO  
SURVEY  
ABSTRACT 840  
TRAVIS COUNTY, TEXAS

STEPHEN V. MEGNA  
CALLED 4.644 ACRES  
T.C.C.D. 2016032802  
O.P.R.T.C.T.  
(NO DESCRIPTION  
PROVIDED IN DEED)

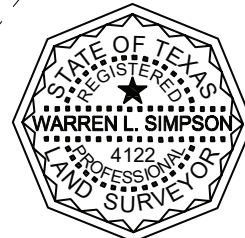
DESCRIBED IN  
VOLUME 8240, PAGE 304  
O.P.R.T.C.T.

KIRBY FRANKS AND WIFE,  
BILLIE DELL FRANKS  
CALLED 4.171 ACRES  
VOLUME 9260, PAGE 708  
O.P.R.T.C.T.

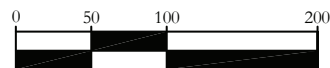
RICHARD SCROGGINS  
CALLED 4.369 ACRES  
T.C.C.D. 2010043937  
O.P.R.T.C.T.

LOT 76  
WHITE RIM MOUNTAIN, SECTION TWO  
VOLUME 84, PAGE 88-9A  
P.R.T.C.T.

LOT 75  
WHITE RIM MOUNTAIN,  
SECTION TWO  
VOLUME 84, PAGE 88-9A  
P.R.T.C.T.



*Warren L. Simpson*  
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GRAPHIC SCALE IN FEET

PLAT NO. A1-1361 PROJ. NO. 3-00619 DRAFTED 12/04/17  
TAB NA F/N NO. 092 FB/PG 3-3/47 DRAWN BY JBM  
DWG. NAME: 3-00619ESMT-PARCEL 092 - FRANKS.DWG MAP CHK'D 12/04/17

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 092 - FRANKS.DWG, 8.5X14-NO CERT, 12/20/2017 10:09:56 AM, jmontemayor, 1:1