



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

FIELD NOTES FOR A 0.278 ACRE STRIP OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.853 ACRE TRACT DESCRIBED IN A DEED TO A.T. HOLDING – TRAVCO, LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2011145738 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) SAID 0.278 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 AT THE INTERSECTION OF THE CURVING WEST MARGIN OF NAMELESS ROAD AND THE SOUTH MARGIN OF LINDEMAN LANE, MARKING THE NORTHEAST CORNER OF SAID 18.853 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT;

THENCE AN ARC LENGTH OF 141.41' WITH A CURVE TO THE LEFT, ALONG THE WEST MARGIN OF NAMELESS ROAD, WITH THE EAST LINE OF SAID 18.853 ACRE TRACT, HAVING A RADIUS OF 1186.00', A CENTRAL ANGLE OF 06°49'54" AND A CHORD WHICH BEARS S 20°56'06" E – 141.33' TO A POINT AT THE END OF SAID CURVE;

THENCE S 24°21'04" E – 299.50' CONTINUING WITH THE WEST MARGIN OF NAMELESS ROAD, ALONG THE EAST LINE OF SAID 18.853 ACRE TRACT, TO A 1/2" IRON ROD WITH CAP STAMPED "HOLT CARSON, INC." FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE AN ARC LENGTH OF 96.27' WITH SAID CURVE TO THE LEFT, ALONG THE WEST MARGIN OF NAMELESS ROAD, WITH THE EAST LINE OF SAID 18.853 ACRE TRACT, HAVING A RADIUS OF 1186.00', A CENTRAL ANGLE OF 04°39'04" AND A CHORD WHICH BEARS S 26°36'03" E – 96.25' TO A 1/2" IRON ROD WITH CAP STAMPED "HOLT CARSON, INC." FOUND MARKING THE NORTHEAST CORNER OF A CALLED 9.427 ACRE TRACT DESCRIBED IN A DEED TO EDD MACK FULKES, III AND WIFE, NANCY CAROL FULKES, OF RECORD UNDER T.C.C.D. 2011145737 OF SAID O.P.R.T.C.T. AND THE SOUTHEAST CORNER OF SAID 18.853 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT;

THENCE S 80°23'45" W – 30.85' WITH THE COMMON LINE BETWEEN SAID 18.853 ACRE TRACT AND SAID 9.427 ACRE TRACT, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "HOLT CARSON, INC." FOUND MARKING THE NORTHWEST CORNER OF SAID 9.427 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 18.853 ACRE TRACT BEARS S 80°23'45" W – 756.18';

THENCE THROUGH THE INTERIOR OF SAID 18.853 ACRE TRACT, THE FOLLOWING NINE CALLS:

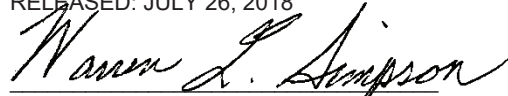
- 1) **N 61°33'57" E – 9.15'** TO A POINT FOR CORNER,
- 2) **AN ARC LENGTH OF 87.77'**, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1206.00', A CENTRAL ANGLE OF 04°10'11" AND A CHORD WHICH BEARS N 26°21'36" W – 87.75' TO A POINT AT THE END OF SAID CURVE,
- 3) **N 24°21'04" W – 289.89'** TO A POINT FOR CORNER,
- 4) **S 67°15'35" W – 35.28'** TO A POINT FOR CORNER,
- 5) **N 22°44'25" W – 20.00'** TO A POINT FOR CORNER,
- 6) **N 67°15'35" E – 34.76'** TO A POINT FOR CORNER,
- 7) **AN ARC LENGTH OF 111.73'**, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1206.00', A CENTRAL ANGLE OF 05°18'30" AND A CHORD WHICH BEARS N 21°12'05" W – 111.69' TO A POINT FOR CORNER,
- 8) **S 67°55'58" W – 35.00'** TO A POINT FOR CORNER,
- 9) **N 22°04'02" W – 20.00'** TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE SOUTH MARGIN OF LINDEMAN LANE AND THE NORTH LINE OF SAID 18.853 ACRE TRACT, FROM WHICH A 5" CEDAR POST FOUND MARKING AN ANGLE POINT IN THE NORTH LINE OF SAID 18.853 ACRE TRACT BEARS S 67°55'58" W – 390.29', S 65°42'16" W – 301.02' AND S 70°59'20" W – 204.92';

THENCE N 67°55'58" E – 56.46' WITH THE SOUTH MARGIN OF LINDEMAN LANE, ALONG THE NORTH LINE OF SAID 18.853 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.278 ACRE OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND 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. THE DISTANCES SHOWN HEREIN ARE SURFACE VALUES.

SURVEYED: AUGUST 16, 2017
RELEASED: JULY 26, 2018

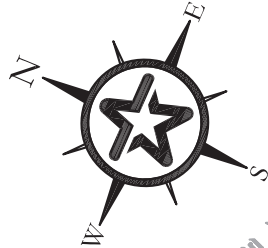


WARREN L. SIMPSON, R.P.L.S. 4122
PROJ NO. 3-00619
PLAT NO. A1-1489
FIELD NOTE NO. 099
MAP CHECKED: 07/19/2018-JBM



LEGEND

- = 1/2" IRON ROD FOUND WITH CAP
STAMPED "HOLT CARSON INC."
(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
- ▨ = EASEMENT AREA
- X — = WIRE FENCE
- = TELEPHONE RISER



FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:10161585.88' E:3054668.29'

NAMELESS ROAD (OCCUPIED WIDTH VARIES)

CALLED TO BE 80' WIDE IN
VOLUME 1255, PAGE 141 D.R.T.C.T.

A.T. HOLDING - TRAVCO, LLC
CALLED 18.853 ACRES
T.C.C.D. 2011145738
O.P.R.T.C.T.

0.278 ACRE
EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C-1	141.41'	1186.00'	6°49'54"	S 20° 56' 06" E - 141.33'
(C-1)	(141.42')	(1186.00')	(6°49'56")	(S 19° 41' 17" E - 141.34')
C-2	96.27'	1186.00'	4°39'04"	S 26° 36' 03" E - 96.25'
(C-2)	(96.30')	(1186.00')	(4°39'08")	(S 25° 25' 48" E - 96.27')
C-3	87.77'	1206.00'	4°10'11"	N 26° 21' 36" W - 87.75'
C-4	111.73'	1206.00'	5°18'30"	N 21° 12' 05" W - 111.69'

LINE TABLE

LINE	DIRECTION	LENGTH
L-1	S 80° 23' 45" W	30.85'
L-2	N 61° 33' 57" E	9.15'
L-3	S 67° 15' 35" W	35.28'
L-4	N 22° 44' 25" W	20.00'
L-5	N 67° 15' 35" E	34.76'
L-6	S 67° 55' 58" W	35.00'
L-7	N 22° 04' 02" W	20.00'
L-8	N 67° 55' 58" E	56.46'

SURVEYOR'S NOTES:

SURVEYED: AUGUST 16, 2017

RELEASE DATE: JULY 26, 2018

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

0.278 ELECTRIC EASEMENT LOCATED IN THE JOSE
ANTONIO YBARBO SURVEY ABSTRACT 840, IN 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.

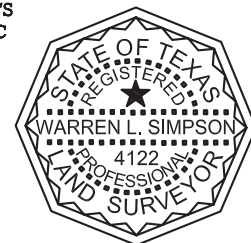
THE BEARINGS AND COORDINATES SHOWN HEREON ARE
BASED UPON THE TEXAS STATE PLANE COORDINATE
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POSITIONING SYSTEM OBSERVATIONS. DISTANCES SHOWN
HEREON ARE SURFACE VALUES.

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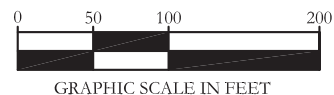
EXHIBIT

OF A 0.278 ACRE ELECTRIC EASEMENT LOCATED
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ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING
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DESCRIBED IN A DEED TO A.T. HOLDING-TRAVCO,
LLC, OF RECORD UNDER TRAVIS COUNTY CLERK'S
DOCUMENT 2011145738 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

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lsimpson@walkerpartners.com



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Phone: 512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



PLAT NO. A1-1489 PROJ. NO. 3-00619 DRAFTED 07/19/18
TAB NA F/N NO. 099 FB/PG 3-3/32 DRAWN BY JB
DWG. NAME 3-00619ESMT-PARCEL 099 - AT MAP CHK'D 07/19/18
HOLDING TRAVCO LLC.DWG

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 099 - AT HOLDING TRAVCO LLC.DWG, 8.5X14-NO CERT, 7/26/2018 8:35:59 AM, mpowell, 1:1