



804 Las Cimas Pkwy., Suite 150  
Austin, Texas 78746

**20 FOOT WIDE (0.366 ACRE)  
ELECTRIC EASEMENT  
LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840  
TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 20 FOOT WIDE (0.366 ACRE) STRIP OF LAND LOCATED IN THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 107.307 ACRE TRACT DESCRIBED IN A DEED TO TEXAS LAND FUND NO. 6, L.P., OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2007175662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) SAID 0.366 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 WITH CAP STAMPED "BPLS 5784" FOUND IN THE SOUTHWEST MARGIN OF NAMELESS ROAD, MARKING THE EAST CORNER OF A CALLED 14.90 ACRE TRACT DESCRIBED IN TRACT 14 IN A DEED TO MARY F. CAMERON AND HUSBAND, CLAUD G. CAMERON, OF RECORD UNDER T.C.C.D. 2008021031 OF SAID O.P.R.T.C.T. AND THE NORTH CORNER OF SAID 107.307 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT;

**THENCE S 66°10'20" E – 100.35'** WITH THE SOUTHWEST MARGIN OF NAMELESS ROAD, ALONG THE NORTHEAST LINE OF SAID 107.307 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR ANGLE;

**THENCE S 65°01'42" E – 386.74'** TO A 1/2" IRON ROD FOUND FOR ANGLE;

**THENCE S 58°59'03" E – 303.24'** WITH THE SOUTHWEST MARGIN OF NAMELESS ROAD, ALONG THE NORTHEAST LINE OF SAID 107.307 ACRE TRACT, TO A 1/2" IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 3.0 ACRE TRACT REFERENCED IN A DEED TO DARLENE VOIGT, OF RECORD UNDER T.C.C.D. 2011121801 OF SAID O.P.R.T.C.T. AND THE EAST CORNER OF SAID 107.307 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT;

**THENCE S 28°08'24" W – 20.03'** WITH THE COMMON LINE BETWEEN SAID 3.0 ACRE TRACT AND SAID 107.307 ACRE TRACT, A POINT AT THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE MOST WESTERLY NORTH CORNER OF A CALLED 8.000 ACRE TRACT DESCRIBED IN TRACT 1 IN A DEED TO GEORGE WALTER HENDERSON, OF RECORD IN VOLUME 12306, PAGE 2941 OF SAID O.P.R.T.C.T. BEARS  
S 28°08'24" W . 364.46q

**THENCE** THROUGH THE INTERIOR OF SAID 107.307 ACRE TRACT, THE FOLLOWING FIVE CALLS:

- 1) **N 58°30'09" W – 1.09'** TO A POINT FOR ANGLE,
- 2) **N 58°59'03" W – 302.10'** TO A POINT FOR ANGLE,
- 3) **N 65°01'42" W – 385.48'** TO A POINT FOR ANGLE,
- 4) **N 66°10'20" W – 100.20'** TO A POINT FOR ANGLE,
- 5) **N 65°52'24" W – 13.83'** TO A POINT IN THE COMMON LINE BETWEEN SAID 107.307 ACRE TRACT AND SAID 14.90 ACRE TRACT, FROM WHICH A COTTON SPINDLE FOUND FOR REFERENCE ON SAID LINE, BEARS  
S 58°41'48" W . 658.45q

**THENCE N 58°41'48" E – 24.29'** WITH THE COMMON LINE BETWEEN SAID 107.37 ACRE TRACT AND SAID 14.90 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.366 ACRE OF LAND.

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

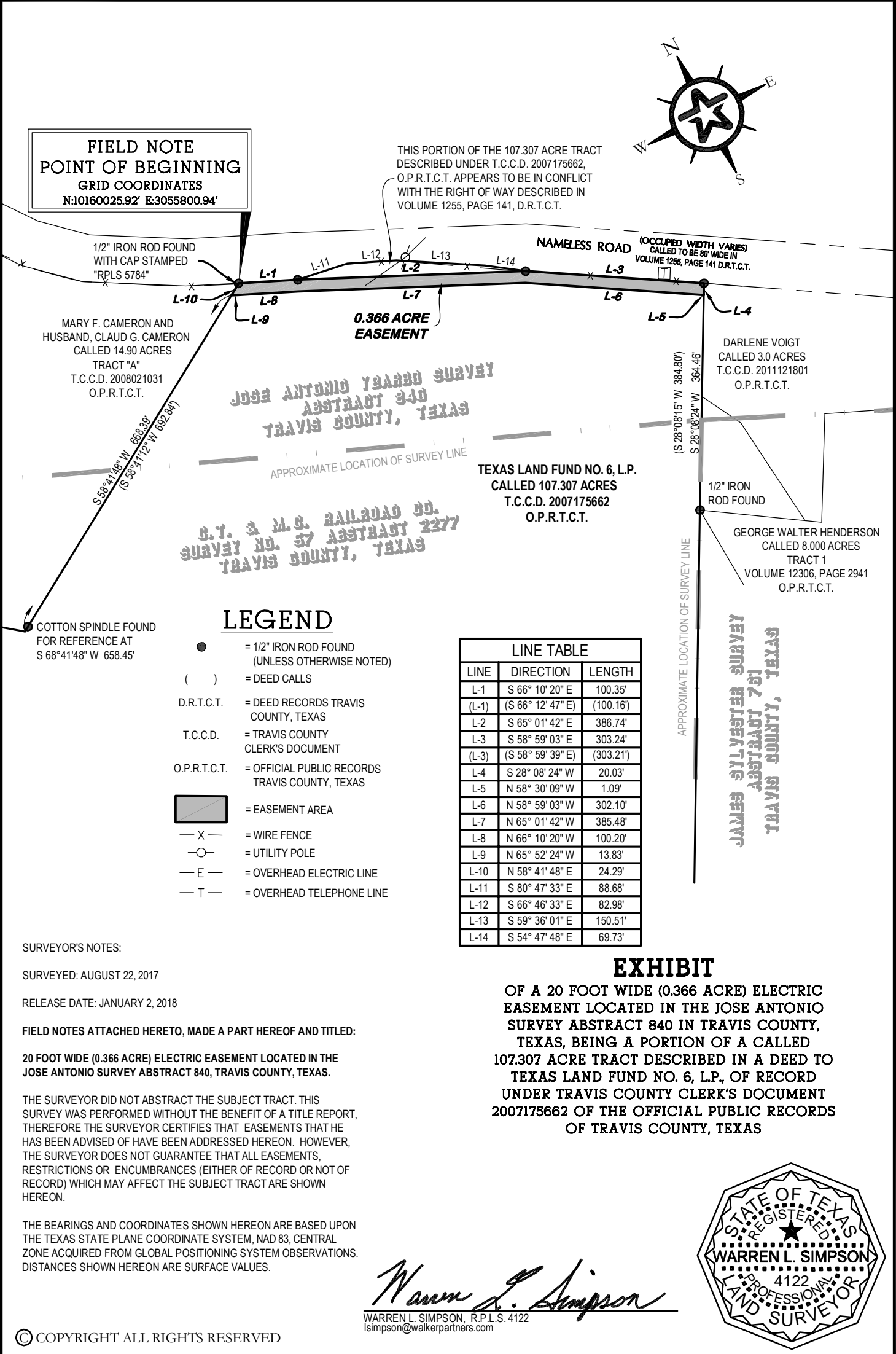
**BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. THE DISTANCES SHOWN HEREIN ARE SURFACE VALUES.**

SURVEYED: AUGUST 22, 2017  
RELEASED: JANUARY 2, 2018

A handwritten signature in black ink that reads "Warren L. Simpson".

WARREN L. SIMPSON, R.P.L.S. 4122  
PROJ NO. 3-00619  
PLAT NO. A1-1368  
FIELD NOTE NO. 096  
MAP CHECKED: 12/20/2017-JBM

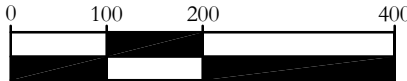




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T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A1-1368 PROJ. NO. 3-00619 DRAFTED 12/20/17  
TAB NA F/N NO. 096 FB/PG 3-3/52 DRAWN BY JBW  
DWG. NAME 3-00619ESMT-PARCEL 096 - TEXAS MAP CHK'D 12/20/17  
LAND FUND NO.6, LP.DWG