



0.125 ACRE  
ELECTRIC EASEMENT  
LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761  
AND THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840  
TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 0.125 ACRE STRIP OF LAND LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761 AND THE JOSE ANTONIO YBARBO SURVEY, ABSTRACT 840 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.369 ACRE TRACT DESCRIBED IN A DEED TO RICHARD SCROGGINS, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2010043937 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.125 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 4.369 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, BEING THE EAST CORNER 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 SAID O.P.R.T.C.T.;

**THENCE** WITH THE NORTH EAST LINE OF SAID 4.369 ACRE TRACT, ALONG THE SOUTHWEST MARGIN OF NAMELESS ROAD, THE FOLLOWING TWO (2) CALLS:

- 1) **S 53°06'06" E – 86.17'** TO A POINT FOR ANGLE,
- 2) **S 52°34'05" E – 161.11'** TO A 1/2" IRON ROD FOUND MARKING THE EAST CORNER OF SAID 4.369 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, BEING THE NORTH CORNER OF A CALLED 4.60 ACRE TRACT DESCRIBED IN A DEED TO BRUCE A. BUNGE AND KATHRYN DEANN BUNGE, OF RECORD UNDER T.C.C.D. 2007107478 OF SAID O.P.R.T.C.T.;

**THENCE S 26°29'49" W – 55.96'** WITH THE COMMON LINE BETWEEN SAID 4.369 ACRE TRACT AND SAID 4.60 ACRE TRACT, TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4.369 ACRE TRACT BEARS S 26°29'49" W . 721.86q

**THENCE** THROUGH THE INTERIOR OF SAID 4.369 ACRE TRACT, THE FOLLOWING FOUR (4) CALLS:

- 1) **N 52°47'14" W – 17.90'** TO A POINT FOR CORNER,
- 2) **N 37°12'46" E – 35.01'** TO A POINT FOR CORNER,
- 3) **N 52°34'05" W – 153.60'** TO A POINT FOR CORNER,
- 4) **N 53°06'06" W – 82.46'** TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 4.369 ACRE TRACT AND SAID 4.171 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 4.369 ACRE TRACT BEARS S 26°40'04" W . 735.59q

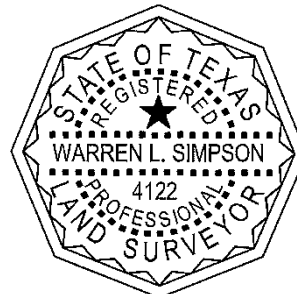
**THENCE N 26°40'04" E – 20.32'** WITH THE COMMON LINE BETWEEN SAID 4.369 ACRE TRACT AND SAID 4.171 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.125 ACRE OF LAND.

**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. DISTANCE SHOWN HEREON ARE SURFACE VALUES.**

SURVEYED: SEPTEMBER 20, 2017  
RELEASED: DECEMBER 20, 2017

WARREN L. SIMPSON, R.P.L.S. 4122  
PROJ NO. 3-00619  
PLAT NO. A1-1360  
FIELD NOTE NO. 091  
MAP CHECKED: 12/01/2017-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
- ⌒— = GUY WIRE
- E— = OVERHEAD ELECTRIC LINE
- T— = OVERHEAD TELEPHONE LINE
- = TELEPHONE RISER

FIELD NOTE  
POINT OF BEGINNING  
GRID COORDINATES  
N:10159025.92' E:3057508.68'

JOSE ANTONIO YEABBO SURVEY  
ABSTRACT 840  
TRAVIS COUNTY, TEXAS

JAMES SYLVESTER SURVEY  
ABSTRACT 761  
TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 53° 06' 06" E	86.17'
(L-1)	(S 50° 30' 49" E)	(87.60')
L-2	S 52° 34' 05" E	161.11'
(L-2)	(S 49° 58' 48" E)	(163.79')
L-3	S 26° 29' 49" W	55.96'
L-4	N 52° 47' 14" W	17.90'
L-5	N 37° 12' 46" E	35.01'
L-6	N 52° 34' 05" W	153.60'
L-7	N 53° 06' 06" W	82.46'
L-8	N 26° 40' 04" E	20.32'

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.

BRUCE A. BUNGE AND  
KATHRYN DEANN BUNGE  
CALLED 4.60 ACRES  
T.C.C.D. 2007107478  
O.P.R.T.C.T.

EXHIBIT

OF A 0.125 ACRE ELECTRIC EASEMENT  
LOCATED IN THE JAMES SYLVESTER SURVEY,  
ABSTRACT 761 AND THE JOSE ANTONIO  
SURVEY ABSTRACT 840 IN TRAVIS COUNTY,  
TEXAS, BEING A PORTION OF A CALLED 4.369  
ACRE TRACT DESCRIBED IN A DEED TO  
RICHARD SCROGGINS, OF RECORD UNDER  
TRAVIS COUNTY CLERK'S DOCUMENT  
2010043937 OF THE OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 20, 2017

RELEASE DATE: DECEMBER 20, 2017

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

0.125 ACRE ELECTRIC EASEMENT LOCATED IN THE JAMES  
SYLVESTER SURVEY, ABSTRACT 761 AND 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.

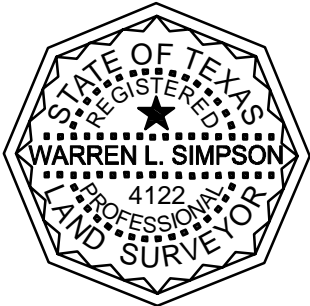
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED  
UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83,  
CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM  
OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE  
VALUES.

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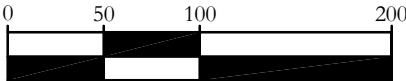
LOT 76  
WHITE RIM MOUNTAIN  
SECTION TWO  
VOLUME 84, PAGE 8B-9A  
P.R.T.C.T.

LOT 75  
WHITE RIM MOUNTAIN  
SECTION TWO  
VOLUME 84, PAGE 8B-9A  
P.R.T.C.T.

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



GRAPHIC SCALE IN FEET

PLAT NO. A1-1360 PROJ. NO. 3-00619 DRAFTED 12/01/17  
TAB NA F/N NO. 091 FB/PG 3-4/8 DRAWN BY TFG/JBM  
DWG. NAME 3-00619ESMT-PARCEL 091 - SCROGGINS.DWG MAP CHK'D 12/01/17