



0.172 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 0.172 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 10.836 ACRE TRACT DESCRIBED IN A DEED TO STEVEN P. HUEMANN AND ANTONIA M. HUEMANN, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2002240427 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.172 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 FENCED SOUTHWEST MARGIN OF NAMELESS ROAD, MARKING THE EAST CORNER OF SAID 10.836 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, BEING THE NORTH CORNER OF A CALLED 10.608 ACRE TRACT REFERENCED IN A DEED TO OUR LADY QUEEN OF PEACE HOUSE OF PRAYER, OF RECORD UNDER T.C.C.D. 2010147870 OF THE O.P.R.T.C.T.;

**THENCE S 26°40'58" W – 20.03'** WITH THE COMMON LINE BETWEEN SAID 10.836 ACRE TRACT AND SAID 10.608 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 10.836 ACRE TRACT BEARS S 26°40'58" W . 1410.92q

**THENCE** THROUGH THE INTERIOR OF SAID 10.836 ACRE TRACT, THE FOLLOWING NINE (9) CALLS:

- 1) **N 60°14'48" W – 1.81'** TO A POINT FOR ANGLE,
- 2) **N 56°02'24" W – 68.85'** TO A POINT FOR CORNER,
- 3) **S 33°32'54" W – 34.93'** TO A POINT FOR CORNER,
- 4) **N 56°27'06" W – 20.00'** TO A POINT FOR CORNER,
- 5) **N 33°32'54" E – 35.07'** TO A POINT FOR CORNER,
- 6) **N 56°02'24" W – 136.45'** TO A POINT FOR ANGLE,
- 7) **N 53°01'09" W – 91.97'** TO A POINT FOR CORNER,
- 8) **S 36°05'28" W – 34.84'** TO A POINT FOR CORNER,
- 9) **N 53°54'32" W – 3.73'** TO A POINT AT THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 10.836 ACRE TRACT AND 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., FROM WHICH A 60D NAIL FOUND MARKING THE WEST CORNER OF SAID 10.836 ACRE TRACT BEARS S 26°40'00" W . 1421.78q

**THENCE N 26°40'00" E – 55.80'** WITH THE COMMON LINE BETWEEN SAID 10.836 ACRE TRACT AND SAID 4.60 ACRE TRACT, TO A POINT IN THE FENCED SOUTHWEST MARGIN OF NAMELESS ROAD, AT THE NORTH CORNER OF SAID 10.836 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT AND THE EAST CORNER OF SAID 4.60 ACRE TRACT;

**THENCE** WITH THE NORTHEAST LINE OF SAID 10.836 ACRE TRACT, ALONG THE FENCED SOUTHWEST MARGIN OF NAMELESS ROAD, THE FOLLOWING TWO CALLS:

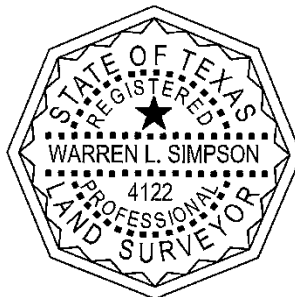
- 1) **S 53°01'09" E – 104.62'** TO A 1/2" IRON ROD FOUND FOR ANGLE,
- 2) **S 56°02'24" E – 224.04'**, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.172 ACRE OF LAND.

**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: SEPTEMBER 12, 2017  
RELEASED: DECEMBER 13, 2017

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





PROJ NO. 3-00619, PLAT NO. A1-1358  
FIELD NOTE NO. 089, MAP CHECKED: 11/30/2017-JBM

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**JOSE ANTONIO YBARBO SURVEY  
ABSTRACT 340  
TRAVIS COUNTY, TEXAS**

FIELD NOTE  
POINT OF BEGINNING  
GRID COORDINATES  
N:10158535.01' E:3058179.91'

- = 1/2" IRON ROD FOUND  
 (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.P.R.T.C.T. = PLAT RECORDS TRAVIS  
 COUNTY, TEXAS  
 = EASEMENT AREA  
 —X— = WIRE FENCE  
 —○— = UTILITY POLE  
 —ε— = GUY WIRE  
 —E— = OVERHEAD ELECTRIC LINE  
 = TELEPHONE RISER

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 26° 40' 58" W	20.03'
L-2	N 60° 14' 48" W	1.81'
L-3	N 56° 02' 24" W	68.85'
L-4	S 33° 32' 54" W	34.93'
L-5	N 56° 27' 06" W	20.00'
L-6	N 33° 32' 54" E	35.07'
L-7	N 56° 02' 24" W	136.45'
L-8	N 53° 01' 09" W	91.97'
L-9	S 36° 05' 28" W	34.84'
L-10	N 53° 54' 32" W	3.73'
L-11	N 26° 40' 00" E	55.80'
L-12	S 53° 01' 09" E	104.62'
(L-12)	(S 49° 33' 11" E)	(104.73')
L-13	S 56° 02' 24" E	224.04'
(L-13)	(S 53° 05' 14" E)	(223.99')

OF A 0.172 ACRE ELECTRIC EASEMENT  
LOCATED IN THE JAMES SYLVESTER SURVEY,  
ABSTRACT 761 AND JOSE ANTONIO YBARBO,  
ABSTRACT 840 IN TRAVIS COUNTY, TEXAS,  
BEING A PORTION OF A CALLED 10.863 ACRE  
TRACT DESCRIBED IN A DEED TO STEVEN P.  
HUEMANN AND ANTONIA M. HUEMANN, OF  
RECORD UNDER TRAVIS COUNTY CLERK'S  
DOCUMENT 2002240427 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: SEPTEMBER 12, 2017

RELEASE DATE: DECEMBER 13, 2017

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

**0.172 ACRE ELECTRIC EASEMENT LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761 AND JOSE ANTONIO 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 SYSTEM, NAD 83, CENTRAL  
ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.  
THE DISTANCES SHOWN HEREON ARE SURFACE VALUES.

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

**STEVEN P. HUEMANN AND  
ANTONIA M. HUEMANN  
CALLED 10.836 ACRES  
T.C.C.D. 2002240427  
O.P.R.T.C.T.**

OUR LADY QUEEN OF PEACE  
HOUSE OF PRAYER  
CALLED 10.608 ACRES  
T.C.C.D. 2010147870  
O.P.R.T.C.T.

(NO DESCRIPTION  
PROVIDED IN DEED)

DESCRIBED UNDER  
T.C.C.D. 2006093205  
O.P.R.T.C.T.

LOT 74

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

LOT 73

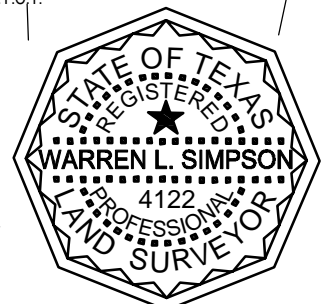
60D NAIL  
FOUND

LOT 8

LOT 9

- WHITE RIM MOUNTAIN, SECTION ONE  
VOLUME 82. PAGE 5  
P.R.T.C.T.

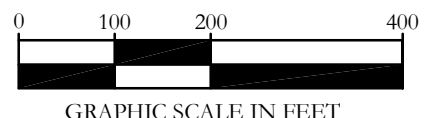
  
WARREN L. SIMPSON, R.P.L.S. 4122  
lsimpson@walkerpartners.com



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600 Austin Avenue, Suite 20 • Waco, Texas 76701  
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053  
T.B.P.L.S. Registration No. 10032500



PLAT NO. A1-1358 PROJ. NO. 3-00619 DRAFTED 11/30/17  
 TAB NA F/N NO. 089 FB/PG 3-3/71 DRAWN BY TFG/JBM  
 DWG. NAME 3-00619ESMT-PARCEL 089 - MAP CHK'D 11/30/17  
HUEMANN.DWG