

BCRUA 090

BRUCE A. BUNGE AND KATHYN DEANN BUNGE



engineers ★ surveyors

600 Austin Ave., Suite 20
Waco, Texas 76701

0.133 ACRE

ELECTRIC EASEMENT

LOCATED IN THE JAMES SYLVESTER SURVEY, ABSTRACT 761
AND THE JOSE ANTONIO SURVEY, ABSTRACT 840
TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 0.133 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 4.60 ACRE TRACT DESCRIBED IN A DEED TO BRUCE A. BUNGE AND KATHRYN DEANN BUNGE, OF RECORD UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2007107478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 0.133 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 NORTH CORNER OF SAID 4.60 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, BEING THE EAST 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 53°14'06" E – 256.00' WITH THE NORTHEAST LINE OF SAID 4.60 ACRE TRACT, ALONG THE FENCED SOUTHWEST MARGIN OF NAMELESS ROAD, TO A POINT AT THE EAST CORNER OF SAID 4.60 ACRE TRACT AND THE HEREIN DESCRIBED EASEMENT, BEING THE NORTH CORNER OF A CALLED 10.836 ACRE TRACT DESCRIBED IN A DEED TO STEVEN P. HUEMANN AND ANTONIA M. HUEMANN, OF RECORD UNDER T.C.C.D. 2002240427 OF SAID O.P.R.T.C.T.;

THENCE S 26°40'00" W – 55.80' WITH THE COMMON LINE BETWEEN SAID 4.60 ACRE TRACT AND SAID 10.836 ACRE TRACT, TO A POINT FOR THE THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4.60 ACRE TRACT BEARS S 26°40'00" W – 766.33';

THENCE THROUGH THE INTERIOR OF SAID 4.60 ACRE TRACT, THE FOLLOWING FIVE (5) CALLS:

- 1) **N 53°54'32" W – 16.27'** TO A POINT FOR CORNER,
- 2) **N 36°05'28" E – 35.13'** TO A POINT FOR CORNER,
- 3) **N 53°14'06" W – 236.75'** TO A POINT FOR CORNER,
- 4) **S 37°12'46" W – 35.08'** TO A POINT FOR CORNER,
- 5) **N 52°47'14" W – 2.10'** TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID 4.60 ACRE TRACT AND SAID 4.369 ACRE TRACT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 4.60 ACRE TRACT BEARS S 26°29'49" W – 721.86';

THENCE N 26°29'49" E – 55.96' WITH THE COMMON LINE BETWEEN SAID 4.60 ACRE TRACT AND SAID 4.369 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.133 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 22, 2017
RELEASED: DECEMBER 20, 2017

WARREN L. SIMPSON, R.P.L.S. 4122
PROJ NO. 3-00619
PLAT NO. A1-1359
FIELD NOTE NO. 090
MAP CHECKED: 12/01/2017-JBM



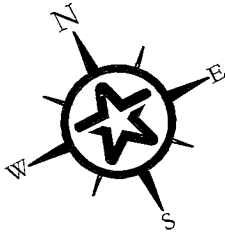
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LEGEND

- = 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
- [Hatched Box] = EASEMENT AREA
- X— = WIRE FENCE
- = UTILITY POLE
- |— = GUY WIRE
- E— = OVERHEAD ELECTRIC LINE
- T— = OVERHEAD TELEPHONE LINE
- [Box with T] = TELEPHONE RISER

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 26° 40' 00" W	55.80'
L-2	N 53° 54' 32" W	16.27'
L-3	N 36° 05' 28" E	35.13'
L-4	S 37° 12' 46" W	35.08'
L-5	N 52° 47' 14" W	2.10'
L-6	N 26° 29' 49" E	55.96'

JOSE ANTONIO
YLANDO SURVEY
ABSTRACT 840
TRAVIS COUNTY, TEXAS



JAMES SYLVESTER SURVEY
ABSTRACT 761
TRAVIS COUNTY, TEXAS

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

EXHIBIT

OF A 0.133 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 4.60
ACRE TRACT DESCRIBED IN A DEED TO BRUCE
A. BUNGE AND KATHRYN DEANN BUNGE, OF
RECORD UNDER TRAVIS COUNTY CLERK'S
DOCUMENT 2007107478 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: AUGUST 22, 2017

RELEASE DATE: DECEMBER 20, 2017

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

0.133 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.

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



FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:10158876.28' E:3057705.49'

NAMELESS ROAD
(OCCUPIED WIDTH VARIES)
(S 49° 53' 37" E 256.15')

S 53° 14' 06" E 256.00'

N 53° 14' 06" W 236.75'

0.133 ACRE
EASEMENT

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.

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

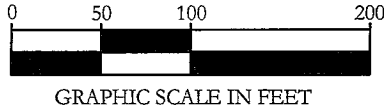
LOT 74
WHITE RIM MOUNTAIN
SECTION TWO
VOLUME 84, PAGE 8B-9A
P.R.T.C.T.

5/8" IRON
ROD FOUND

1/2" IRON
ROD FOUND

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



PLAT NO. A1-1359 PROJ. NO. 3-00619 DRAFTED 12/01/17
TAB NA F/N NO. 090 FB/PG 3-3/52 DRAWN BY TFG/IBM
DWG. NAME 3-00619ESMT-PARCEL 090 - MAP CHK'D 12/01/17
BUNGE.DWG

G:\PROJECTS\3-00619\3 PHASE 2 LAND RIGHTS\1 SURVEY\1.0 CAD\3-00619ESMT-PARCEL 090 - BUNGE.DWG, 8.5X14-NO CERT, 12/20/2017 10:01:43 AM, jmontemayor, 1:1