



**0.199 ACRE
TEMPORARY CONSTRUCTION EASEMENT "B"
LOCATED IN THE FRANCIS HARRIS SURVEY, ABSTRACT 364,
IN TRAVIS COUNTY, TEXAS**

FIELD NOTES FOR A 0.199 ACRE STRIP OF LAND LOCATED IN THE FRANCIS HARRIS SURVEY, ABSTRACT 364, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN TRACT 2 IN A DEED TO NED DAVENPORT, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2012190501 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND A PORTION OF LOT 30, OF THE RE-SUBDIVISION OF LOTS 13 AND 14, TRAILS END LAKE TRAVIS SUBDIVISION, RECORDED IN VOLUME 9, PAGE 150, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AS DESCRIBED IN TRACT 1 IN SAID DEED TO NED DAVENPORT, RECORDED UNDER TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2012190501 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.199 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 A 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF LOT 30, OF SAID RE-SUBDIVISION OF LOTS 13 AND 14, TRAILS END LAKE TRAVIS SUBDIVISION, BEING THE SOUTHWEST CORNER OF TRAILS END ROAD (CALLED 80' WIDE R.O.W.) AND BEING THE NORTHWEST CORNER OF A CALLED 1.2615 ACRE TRACT DESCRIBED IN TRACT ONE IN A DEED TO THE TRAILS END PROPERTY OWNERS ASSOCIATION, INC., RECORDED UNDER T.C.C.D. 2013217070 OF SAID O.P.R.T.C.T., FROM WHICH A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 30 BEARS N 07°56'21" E – 357.83';

THENCE S 07°56'21" W – 135.13' WITH THE COMMON LINE BETWEEN SAID TRACT 2 DESCRIBED UNDER T.C.C.D. 2012190501 AND SAID 1.2615 ACRE TRACT, TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 82°00'01" W – 52.73' THROUGH THE INTERIOR OF SAID TRACT 2, TO A POINT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN SAID TRACT 2 AND THAT CERTAIN TRACT OF LAND CONVEYED TO NED DAVENPORT, JR., BY DEED RECORDED IN VOLUME 13379, PAGE 338 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N 07°59'59" E – 158.28' WITH THE COMMON LINE BETWEEN SAID TRACT 2 AND SAID NED DAVENPORT, JR. TRACT TO 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID NED DAVENPORT, JR. TRACT AND THE COMMON SOUTHERLY CORNER OF LOTS 29 AND 30, OF SAID RE-SUBDIVISION OF LOTS 13 AND 14, TRAILS END LAKE TRAVIS SUBDIVISION, RECORDED IN VOLUME 9, PAGE 150, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N 07°59'59" E – 12.60' WITH THE COMMON LINE BETWEEN SAID LOTS 29 AND 30, AS DESCRIBED IN TRACT 1, IN SAID DEED TO NED DAVENPORT RECORDED UNDER T.C.C.D. 2012190501 OF SAID O.P.R.T.C.T. TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE COMMON NORTHERLY CORNER OF SAID LOTS 29 AND 30 BEARS N 07°59'59" E – 321.75';

THENCE S 68°12'35" E – 54.13' THROUGH THE INTERIOR OF SAID LOT 30 TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE EAST LINE OF SAID LOT 30 AND WEST RIGHT OF WAY LINE OF TRAILS END ROAD, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 30 BEARS N 07°56'21" E – 334.99';

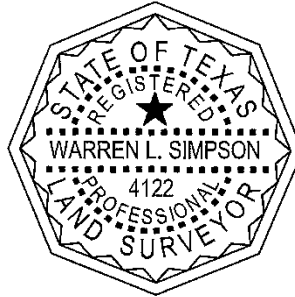
THENCE S 07°56'21" W – 22.84', WITH THE EAST LINE OF SAID LOT 30 AND THE WEST RIGHT OF WAY LINE OF TRAILS END ROAD, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.199 ACRE OF LAND. SURVEYED BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122 ON SEPTEMBER 18, 2020. BEARINGS 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.

RELEASED: OCTOBER 08, 2020

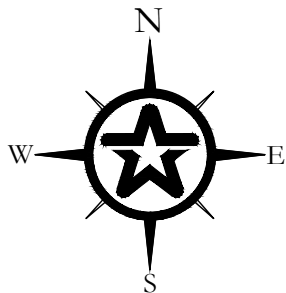
Warren L. Simpson

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

PROJ NO. 3-00619
PLAT NO. A3-1894
FIELD NOTE NO. 068B
MAP CHECKED: 10/01/2020-WCH



BCRUA 068 NED DAVENPORT



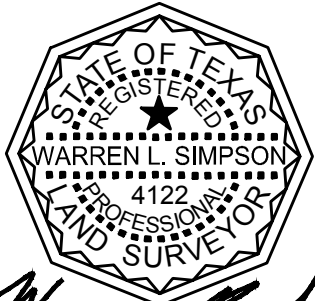
FRANCIS HARRIS SURVEY
ABSTRACT 364
TRAVIS COUNTY, TEXAS

LEGEND

- = ASPHALT EDGE
- = TEMPORARY EASEMENT AREA
- = 1/2" IRON ROD FOUND
- 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
- R.P.R.T.C.T. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
- () = PLAT / DEED CALLS

EXHIBIT

OF TWO TEMPORARY CONSTRUCTION EASEMENTS
LOCATED IN THE FRANCIS HARRIS SURVEY, ABSTRACT
364 IN TRAVIS COUNTY, TEXAS,
A 0.047 ACRE TEMPORARY CONSTRUCTION EASEMENT
BEING A PORTION OF LOT 30, OF THE RESUBDIVISION
OF LOTS 13 AND 14 TRAILS END, LAKE TRAVIS
SUBDIVISION RECORDED IN VOLUME 9, PAGE 150, OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND
CONVEYED TO NED DAVENPORT, DESCRIBED IN TRACT
1 IN A DEED RECORDED UNDER TRAVIS COUNTY
CLERK'S DOCUMENT 2012190051 IN THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND
A 0.199 ACRE TEMPORARY CONSTRUCTION EASEMENT
BEING A PORTION OF THE AFOREMENTIONED LOT 30,
AS DESCRIBED IN SAID TRACT 1 AND A PORTION OF
TRACT 2 OF SAID DEED TO NED DAVENPORT



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

SURVEYOR'S NOTES:

RELEASED: OCTOBER 08, 2020
SURVEYED: SEPTEMBER 18, 2020

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

0.047 ACRE TEMPORARY CONSTRUCTION EASEMENT AND A 0.199 ACRE
TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE FRANCIS HARRIS
SURVEY, ABSTRACT 364 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.

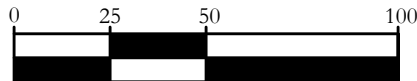
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE
TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE ACQUIRED
FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. DISTANCES SHOWN
HEREON ARE SURFACE VALUES.(GRID TO SURFACE SCALE FACTOR = 1.00013)

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



GRAPHIC SCALE IN FEET

PLAT NO. A3-1894 PROJ. NO. 3-00619 DRAFTED 09-09-2020
TAB 20 F/N NO 068-TCEFB/PG 3-25 DRAWN BY WCH
DWG. NAME 00619ESMT-PARCEL 068 TCE MAP CHK'D 10-01-2020

0.047 ACRE
TEMPORARY CONSTRUCTION
EASEMENT "A"

FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:10144417.10 E:3059850.28

FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:10144188.46 E:3059818.39

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	N 07° 59' 59" E	12.60'
L-2	S 07° 56' 21" W	22.84'

0.199 ACRE
TEMPORARY CONSTRUCTION
EASEMENT "B"

