

Willis - Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
 310 MAIN • MARBLE FALLS, TEXAS • 78654
 (830) 693-3566 FAX (830) 693-5362
 FIRM NUMBER: 10027600

SURVEY PLAT TO ACCOMPANY
 FIELD NOTES OF
 1.72 ACRES
 (1.739 ACRES)
 OUT OF THE
 JOHN EWERS SURVEY NO. 410,
 ABSTRACT NO. 264
 TRAVIS COUNTY, TEXAS

BASIS OF BEARING NOTE:

THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.

NOTE:

MONUMENTS OF DIGNITY ARE ALL 1/2" REBARS FOUND.

PROPERTY SUBJECT TO THE FOLLOWING:

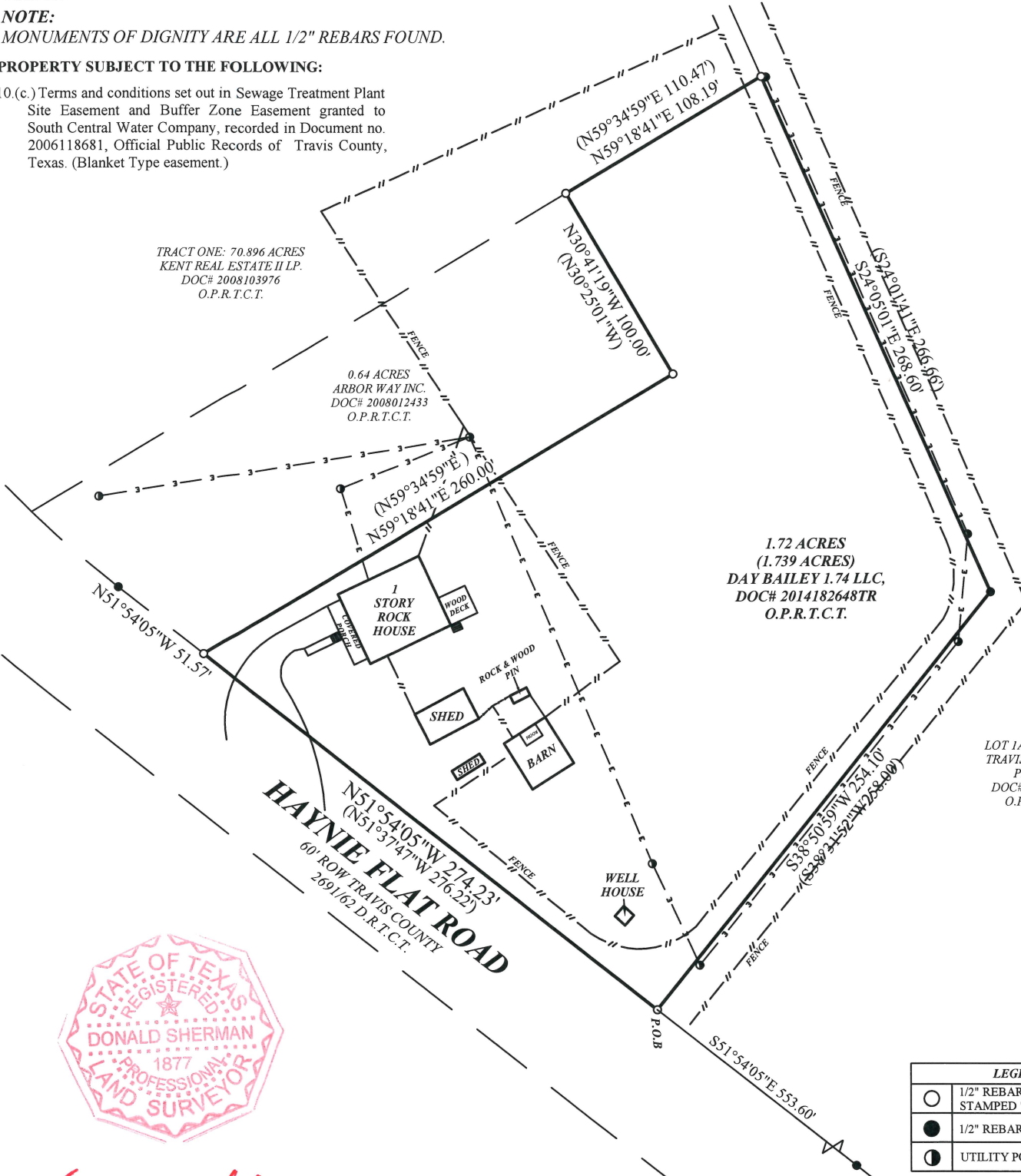
10.(c) Terms and conditions set out in Sewage Treatment Plant Site Easement and Buffer Zone Easement granted to South Central Water Company, recorded in Document no. 2006118681, Official Public Records of Travis County, Texas. (Blanket Type easement.)

TRACT ONE: 70.896 ACRES
 KENT REAL ESTATE II LP.
 DOC# 2008103976
 O.P.R.T.C.T.

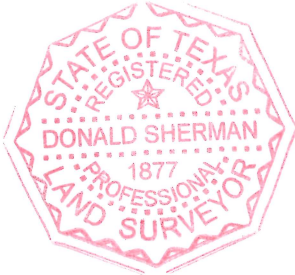
0.64 ACRES
 ARBOR WAY INC.
 DOC# 2008012433
 O.P.R.T.C.T.

1.72 ACRES
 (1.739 ACRES)
 DAY BAILEY 1.74 LLC,
 DOC# 2014182648TR
 O.P.R.T.C.T.

LOT 1A BLOCK "A"
 TRAVIS LAKESIDE,
 PHASE 1
 DOC# 200100318
 O.P.R.T.C.T.



HAYNIE FLAT ROAD
 N51°54'05"W 274.23'
 (N51°37'47"W 276.22')
 60' ROW TRAVIS COUNTY
 269162 D.R.T.C.T.



Donald Sherman 9/25/20

LEGEND	
○	1/2" REBAR SET WITH CAP STAMPED "WILLIS"
●	1/2" REBAR FOUND
⦿	UTILITY POLE



Willis - Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS

310 MAIN • MARBLE FALLS, TEXAS • 78654

(830) 693-3566 FAX (830) 693-5362

FIRM NUMBER: 10027600

PAGE 2 OF 2

STATE OF TEXAS:
COUNTY OF TRAVIS:

FIELD NOTES TO ACCOMPANY A TITLE SURVEY PLAT OF **1.72 ACRES** (1.739 ACRES) OF LAND BEING OUT OF THE JOHN EWERS SURVEY NO. 410, ABSTRACT 264, TRAVIS COUNTY, TEXAS CONVEYED TO DAY BAILEY IN DOCUMENT NO. 2014182648, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83. DISTANCES SHOWN ARE GRID DISTANCES. SURFACE DISTANCES CAN BE OBTAINED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012. () DENOTES RECORD INFORMATION

BEGINNING AT A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE SOUTH CORNER HEREOF IN THE NORTHEAST RIGHT-OF-WAY OF 60' WIDE HAYNIE FLAT ROAD CONVEYED TO TRAVIS COUNTY IN VOLUME 2691, PAGE 162, DEED RECORDS, TRAVIS COUNTY TEXAS AND BEING THE MOST SOUTHERLY NORTHWEST CORNER OF LOT 1A, BLOCK "A" OF TRAVIS LAKESIDE, PHASE 1 RECORDED IN DOCUMENT NO. 200100318, O.P.R.T.C.T. WITH A TIE TO THE MOST WESTERLY CORNER OF LOT 1 BLOCK "C", TRAVIS LAKESIDE, PHASE 1, RECORDED IN VOLUME 95, PAGES 138-147, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND IN THE NORTHEAST RIGHT-OF-WAY OF SAID COUNTY ROAD, BEARS: S51°54'05"E 553.60';

THENCE **N51°54'05"W 274.23'** (N51°37'47"W 276.22'), ALONG THE SOUTHWEST LINE OF THIS 1.72 ACRES AND THE NORTHEAST RIGHT-OF-WAY OF SAID HAYNIE FLAT ROAD WITH A TIE TO A 1/2" REBAR FOUND AT THE BEGINNING OF A CURVE IN THE COMMON LINE OF SAID COUNTY ROAD AND THE SOUTHWEST LINE OF 0.64 ACRES CONVEYED TO ARBOR WAY, INC. IN DOCUMENT NO. 2008012433, O.P.R.T.C.T. BEARS: N51°54'05"W 51.57';

THENCE ALONG THE NORTHWEST LINE OF THIS 1.72 ACRES THE NEXT 3 CALLS AS FOLLOWS:

- 1) **N59°18'41"E 260.00'** (N59°34'59"E), TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" FOR THE EAST CORNER OF SAID 0.64 ACRES;
- 2) **N30°41'19"W 100.00'** (N30°25'01"W), TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" FOR THE NORTH CORNER OF SAID 0.64 ACRES IN THE SOUTHEAST LINE OF TRACT ONE: 70.896 ACRES CONVEYED TO KENT REAL ESTATE II LP IN DOCUMENT NO. 2008103976, O.P.R.T.C.T. AND
- 3) **N59°18'41"E 108.19'** (N59°34'59"E 110.47'), TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" AT THE MOST SOUTHERLY SOUTHEAST CORNE OF SAID 70.896 ACRES IN THE WEST LINE OF SAID LOT 1A, BLOCK "A", TRAVIS LAKESIDE, PHASE 1 AND THE NORTH CORNER HEREOF;

THENCE WITH THE COMMON LINE BETWEEN THIS 1.72 ACRES AND SAID LOT 1A, BLOCK "A", TRAVIS LAKESIDE, PHASE 1, THE NEXT 2 CALLS AS FOLLOWS: 1.) **S24°05'01"E 268.60'** (S24°01'41"E 266.66'), TO A 1/2" REBAR FOUND AND 2.) **S38°50'59"W 254.10'** (S38°31'52"W 258.00'), TO THE **PLACE OF BEGINNING (P.O.B.)**.

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF OFFICE COMPUTATIONS MADE UNDER MY DIRECTION AND SUPERVISION.

THIS SURVEY WAS MADE FOR THE BENEFIT OF DANA MARTIN AND SERVICE TITLE COMPANY GF NO. 43910

DATE 9/25/20

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
JOB NO. 15725 OFFICE: C. FLORES

