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OFFICIAL PUBLIC RECORDS



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Rebecca Guerrero, County Clerk
Travis County, Texas

Jun 15, 2022 03:33 PM Fee: \$42.00

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electronic file stamp.

DECLARATION OF DRIVEWAY EASEMENT

This Declaration of Easement (the "Easement") is executed on the date set forth below by David E. Plyler, herein referred to as "Declarant."

I RECITALS

Declarant is the owner of a fee simple title to the following described real property located in Travis County, Texas:

Lot 12, Block A, THE RANCHES AT HAMILTON POOL according to the map or plat thereof recorded in Document No. 200500132, Official Public Records of Travis County, Texas ("Lot 12").

The driveway used by Lot 10, Block A, THE RANCHES AT HAMILTON POOL according to the map or plat thereof recorded in Document No. 200500132, Official Public Records of Travis County Texas for ingress and egress to Grand Summit Boulevard, crosses Lot 12. In order to provide rights for the present and future owners of Lot 10 to use the portion of the driveway which is constructed upon Lot 12, Declarant desires to impose a driveway easement across the Lot 12.

II JOINT DRIVEWAY AND ACCESS EASEMENT

2.1 Driveway Easement. Declarant hereby declares that the Lot 12 shall be held, sold and conveyed subject to the rights of the owners, tenants, guests and invitees of Lot 10 to use the drive as located, identified and labeled "gravel drive" across Lot 12 on Exhibit "A" attached hereto (the "Driveway"), for ingress and egress to Grand Summit Boulevard.

2.3 Construction, Repairs and Maintenance. The costs of repairs and maintenance of the Driveway shall be at the sole expense of the owner of Lots 10.

III GENERAL PROVISIONS

3.1 Enforcement. The easements and covenants herein set forth shall run with the Property and bind each Owner and his heirs, successors, and assigns, and all parties claiming by, through, or under him shall be taken to hold, agree, and covenant with each Owner of the Lots and his heirs, personal representatives, successors, and assigns, and with each of them, to conform to and observe such easements and covenants as to the use of said Lots and the construction of additions to or modification of the improvements thereon. No restriction herein set forth shall be personally binding on any person except in respect to breaches committed during his ownership of title to his Lot(s). Failure of any Owner or Owners to enforce any of the easements or covenants herein set forth shall in no event be deemed a waiver of the right to do so.

3.2 Invalidation. The invalidation of any of the provisions set forth herein by judgment or court order shall in no way affect any other provisions hereof, which shall remain in full force and effect.

3.3 No Merger, Duration and Amendment. All of the covenants, conditions, easements, and restrictions, and driveway agreements set forth herein shall continue and shall not be merged into title notwithstanding the Lots now and from time-to-time hereafter may be owned by a single Owner.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein and being the sole Owner of all the Property, executes this Declaration of Easements.

DECLARANT:


David E. Plyler

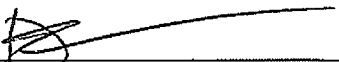
THE STATE OF TEXAS

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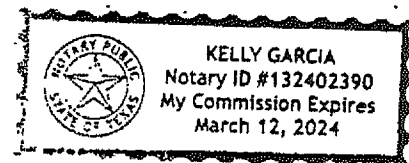
KNOW ALL BY THESE PRESENTS

COUNTY OF Hays

This Declaration of Driveway Easement was acknowledged before me on this 15 day of June, 2022, by David E. Plyler.


Notary Public, State of Texas

AFTER RECORDING, RETURN TO:



HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
 AUSTIN, TEXAS 78704
 TELEPHONE: (512) 442-0990
 www.hciaustin.com
 FIRM No. 10050700

ACCESS EASEMENT

FIELD NOTE DESCRIPTION OF 1,941 SQUARE FEET OF LAND, BEING AN ACCESS EASEMENT, OVER AND ACROSS A PORTION OF LOT 12, BLOCK A, THE RANCHES AT HAMILTON POOL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT No. 200500132 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found with a plastic cap imprinted with "Carson and Bush" in the North right-of-way line of Grand Summit Boulevard for the South corner of Lot 10 and for the East corner of Lot 12, in Block A of The Ranches At Hamilton Pool, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200500132 of the Official Public Records of Travis County, Texas, and being the East corner and **PLACE OF BEGINNING** of the herein described easement, and from which a ½" iron rod found with a plastic cap imprinted with "Carson and Bush" for a point of curvature in the North right-of-way line of Grand Summit Boulevard bears S 70 deg. 05' 12" W 144.37 ft., and also from which a ½" iron rod found with a plastic cap imprinted with "Carson and Bush" for the West corner of Lot 11 and the North corner of Lot 12, in said Block A of The Ranches At Hamilton Pool, bears N 52 deg. 19' 09" W 1334.00 ft.;

THENCE with the North right-of-way line of Grand Summit Boulevard and with the South line of said Lot 12, S 70 deg. 05' 12" W 40.00 ft. to a point for the South corner of this easement;

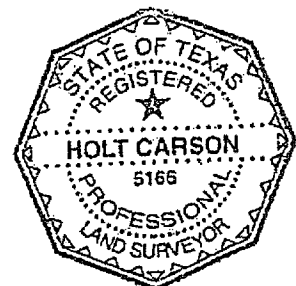
THENCE leaving the North right-of-way line of Grand Summit Boulevard and crossing the interior of said Lot 12 with the Southwesterly line of this easement, N 32 deg. 28' 20" W 99.47 ft. to a point in the common line of said Lot 10 and Lot 12 and being the Northwesterly corner of this easement;

THENCE with the common line of said Lot 10 and Lot 12, S 52 deg. 19' 09" E 115.00 ft. to the **PLACE OF BEGINNING**, containing 1,941 square feet of land.

PREPARED: June 3, 2022


 Holt Carson

Registered Professional Land Surveyor No. 5166

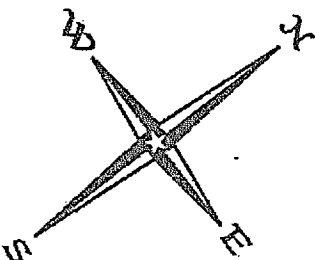
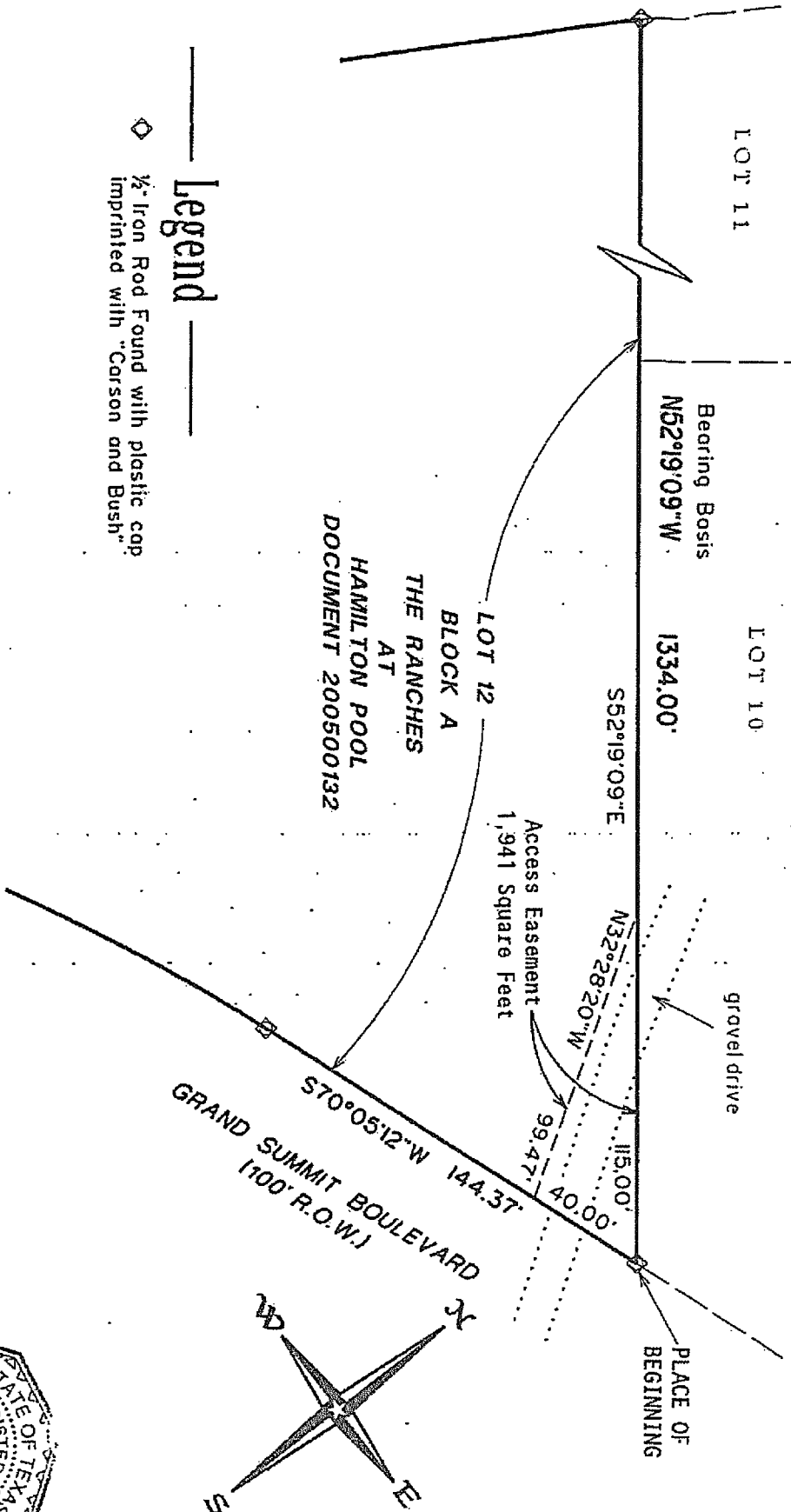


see accompanying sketch: C 950014

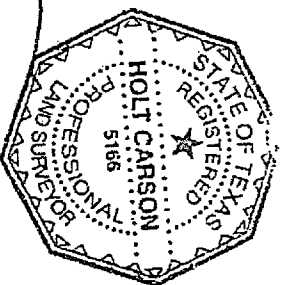
SCALE 1" = 50'

Legend
 ♦ ½" Iron Rod Found with plastic cap
 imprinted with "Carson and Bush"

EXHIBIT SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF
 1,941 SQUARE FEET OF LAND, BEING AN ACCESS EASEMENT,
 OVER AND ACROSS A PORTION OF LOT 12, BLOCK A,
 THE RANCHES AT HAMILTON POOL, A SUBDIVISION IN
 TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
 THEREOF RECORDED IN DOCUMENT NO. 200500132 OF THE
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



PREPARED: June 3, 2022
 BY: *[Signature]*



Holt Carson
 Registered Professional
 Land Surveyor No. 5166
 HOLT CARSON, INC.
 www.hclauslin.com
 FIRM 10050700

C 950014