

EXHIBIT "B"
FIELD NOTES

Waterloo Surveyors, Inc.
Thomas P. Dixon
RPLS 4324

February 6, 2017

FIELD NOTES FOR 0.757 ACRE OF LAND, MORE OR LESS, BEING A PORTION OF OUTLOT NO. 40, IN DIVISION D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND FURTHER BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO NEIL-CONCHRAN HOUSE MUSEUM LOCATED AT 2310 SAN GABRIEL STREET, AUSTIN, TEXAS 78705 ; FOR WHICH A MORE PARTICULAR SURVEY BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 3/8" Iron Rod found at the intersection of the west R.O.W. of San Gabriel Street and the north R.O.W. of West 23rd Street for the S.E. corner hereof;

THENCE N84°51'59"W along the north R.O.W. of West 23rd Street for a distance of 248.73 feet to a 1/2" Iron Rod set with cap (RPLS4324) at the intersection of the east R.O.W. of (8) feet wide alley for the S.W. corner hereof; from which point a 1/2" Iron Rod found at the intersection of the west R.O.W. of said alley and the north R.O.W. of West 23rd Street bears N84°51'59"W at a distance of 8.00 feet;

THENCE N04°59'59"E along the east R.O.W. of said alley for a distance of 132.65 feet to a 1/2" Iron Rod set with cap (RPLS4324) of the N.W. corner hereof;

THENCE S84°51'59"E for a distance of 248.73 feet to a 1/2" Pipe found on the west R.O.W. of San Gabriel Street for the N.E. corner hereof; from which point a 1/2" Iron Rod found at the intersection of the south R.O.W. of West 24th Street and the west R.O.W. of San Gabriel Street bears N05°00'00"E at a distance of 180.44 feet;

THENCE S04°59'58"W along the west R.O.W. of San Gabriel Street for a distance of 132.65 feet to the **POINT OF BEGINNING** of this 0.75746 acre of land for which a sketch is attached hereto and made a part thereof.

The undersigned does hereby certify that the field notes hereon are true and correct to the best of my knowledge on this the 6th of February, 2017.

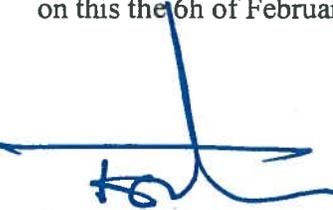

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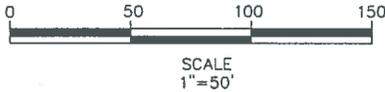


EXHIBIT A

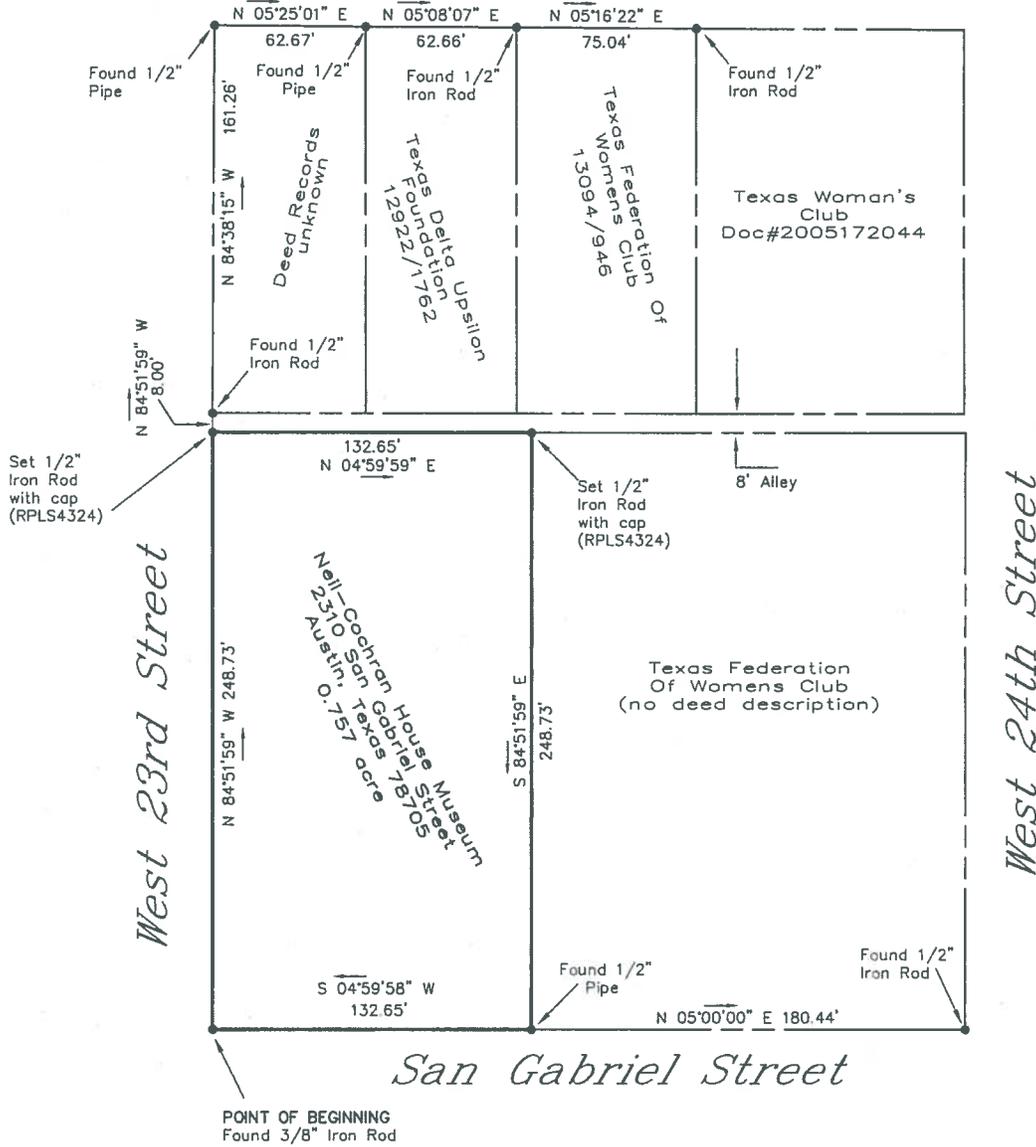
Waterloo Surveyors Inc.
SURVEY PLAT

J15022

Sketch to Accompany Field Notes



Leon Street



San Gabriel Street

LEGAL DESCRIPTION:

SKETCH TO ACCOMPANY FIELD NOTES FOR 0.75746 ACRE OF LAND, MORE OR LESS, BEING A PORTION OF OUTLOT NO. 40, IN DIVISION D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND FURTHER BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO NEIL-CONCHRAN HOUSE MUSEUM LOCATED AT 2310 SAN GABRIEL STREET, AUSTIN, TEXAS 78705

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD

flood hazard boundary map revised as per Map Number: 48453C0465J

Zone: X Dated: 01/06/2016

Dated this the 6TH day of FEBRUARY, 2017.

Thomas P. Dixon
Thomas P. Dixon R.P.L.S. 4324





ZONING

EXHIBIT B

Case#: C14-2016-0117

-  Subject Tract
-  Pending Case
-  Zoning Boundary

0 200 Feet

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/31/2016