



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

Francisco Garcia  
Survey No. 60, Ab 312

R379123  
Saeed Moshfegh  
Warranty Deed With  
Vendor's Lien  
Doc 2017045033  
OPRTCT  
Called 4.06 Acres  
Of Land

Woods Of Century Park  
Section One  
Doc 200200114  
OPRTCT  
Lot 9, Block 8

Woods Of Century Park  
Section One  
Doc 200200114  
OPRTCT  
Lot 1 (Future)

NOT TO SCALE

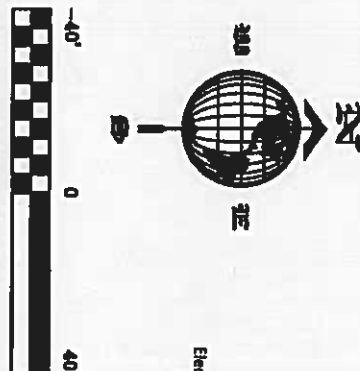




EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

MATCHLINE - SHEET 1



NOT TO SCALE

R379123  
Saeed Moshfegh  
Warranty Deed With  
Vendor's Lien  
Doc 2017045033  
OPRTCT  
Called 4.06 Acres  
Of Land

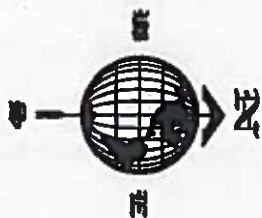
Woods Of Century Park  
Section One  
Doc 200200114  
OPRTCT  
Lot 1 (future)

15' Drainage Easement  
Doc 2002129952 OPRTCT

City of Austin  
Electrical Transmission Easement  
Called Tract 2  
0.19 acres  
Doc 2011101518 OPRTCT

**Parcel 2**  
**0.071 Acres**  
**3,110 SqFt**

Transmission Line Easement  
Vol 9792 Pg 499 DRCT  
Called 0.63 acres  
City of Austin



Woods Of Century Park  
Section One  
Doc 200200114  
OPRTCT  
Lot 9, Block 8

Francisco Garcia  
Survey No. 60, Ab 312

P.O.B. Parcel 2

S 61°40'32" E 144.21'

William Torenko  
Correction Warranty Deed  
With Vendor's Lien  
Vol 12872 Pg 952 RPRCTCT  
Exhibit "B"  
Called 9.0077 Acres

William Torenko  
Correction Warranty Deed  
With Vendor's Lien  
Vol 12872 Pg 952 RPRCTCT  
Exhibit "A"  
Called 0.9750 Acres

Pansy Trail



SCALE: 1" = 40'



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



MATCHLINE - SHEET 1

City of Austin  
Slope Easement  
Doc 2002139953 OPRCT  
Called 4,712 Sqft

City of Austin  
Electrical Transmission Easement  
Doc 2001101518 OPRCT  
Called 0.19 acres

Lot 39

King's Village  
Vol 7 Pg 51 PRCT

Francisco Garcia  
Survey No. 60, Ab 312

Lot 40

Lot 41

Lot 42

(L9)

N 65°04'08" W

S 61°38'15" E

Woods Of Century Park  
Section One  
Doc 200200114  
OPRCT  
Lot 1 (Future)

**Parcel 3**  
0.121 Acres  
5,274 Sqft

Metal Building

279.45'

224.13'

City of Austin  
Slope Easement  
Doc 2002139953  
OPRCT  
Called 810 Sq ft

See Detail ONE

P.O.B. Parcel 3

Avenue G

R379123  
Saeed Moshfegh  
Warranty Deed With  
Vendor's Lien  
Doc 2017045033  
OPRCT  
Called 4.06 Acres  
Of Land



SCALE: 1" = 40'

Lower Colorado  
River Authority  
Electric Transmission  
and/or  
Distribution Easement  
Vol 782 Pg 618  
DPRCT  
(Approximate  
Location)

William Torenio  
Correction Warranty Deed  
With Vendor's Lien  
Vol 12872 Pg 952 RPRCT  
Exhibit "A"  
Called 0.9750 Acres

Pansy Trail

Avenue N  
(Right of Way Varies)







Easement and Conditions of Record as per Chicago Title Company - Commitment Number: CTA17000185  
G.F. Number: CTA-07-CTA1700185IP

10. f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Texas Power & Light Company  
Purpose: As provided in said instrument  
Recording No: Volume 408, Page 255, Deed Records of Travis County, Texas  
MAY AFFECT TRACT.

10. g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Lower Colorado River Authority  
Purpose: As provided in said instrument  
Recording No: Volume 762, Page 618, Deed Records of Travis County, Texas  
AFFECTS TRACT AS SHOWN.

10. h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording No: Volume 9792, Page 499, Deed Records of Travis County, Texas  
AFFECTS TRACT AS SHOWN.

10. i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording No: Document No. 2002129953, Official Public Records of Travis County, Texas  
AFFECTS TRACT AS SHOWN.

10. j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording No: Document No. 2002129952, Official Public Records of Travis County, Texas  
AFFECTS TRACT AS SHOWN.

10. k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Austin  
Purpose: As provided in said instrument  
Recording No: Document No. 2001101518, Official Public Records of Travis County, Texas  
AFFECTS TRACT AS SHOWN.

#### NOTES:

1. PARCEL 1 POINT OF COMMENCEMENT COORDINATES = N 10131081.634 E 3129742.977 GRID COORDINATES, TEXAS SOUTH CENTRAL ZONE 4204, NAD83

2. PARCEL 1 P.O.B. COORDINATES = N 10131019.193 E 3129867.882 GRID COORDINATES, TEXAS SOUTH CENTRAL ZONE 4204, NAD83

3. PARCEL 2 P.O.B. COORDINATES = N 10130618.344 E 3129968.368 GRID COORDINATES, TEXAS SOUTH CENTRAL ZONE 4204, NAD83

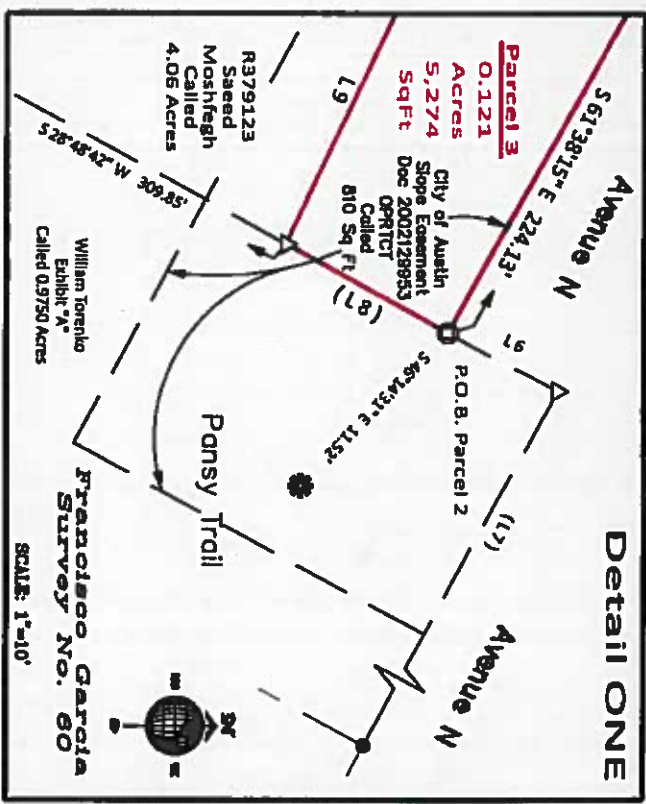
4. PARCEL 3 P.O.B. COORDINATES = N 10130830.186 E 3130249.465 GRID COORDINATES, TEXAS SOUTH CENTRAL ZONE 4204, NAD83

5. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

6. MAPSCO Panel No.: 466 Travis County Central Appraisal District ID No.: 379123

SHEET 4 OF 4 REV: 2018/02/15

DEATHING: B\Bury\Burying\Transmittion act\1004\DW\Seed Northleg\Seed Northleg Parcel 1.dwg



#### Legend

- ⊕ \*ALSTAR 5729" Capped Iron Rod Found
- 5/8" I.D. Iron Pipe Found
- 1/2" Iron Rod Found
- ✱ Cotton Gin Spindle Found
- △ Calculated Point Not Set
- ⊠ Electric Transmission Tower
- P — Electric Transmission Line(s)
- P.O.C. — Point of Commencement
- P.O.B. — Point of Beginning
- OPRTCT Official Public Records, Travis County, Texas
- RPRTCT Real Property Records, Travis County, Texas
- PRTRCT Plat Records, Travis County, Texas

NUM	BEARING	DIST
L1	S 61°40'47" E	86.55'
L2	S 68°05'14" E	50.20'
L3	S 09°46'19" E	24.34'
L4	N 65°04'08" W	14.46'
L5	N 36°20'39" W	42.70'
L6	N 28°48'42" E	6.59'
L7	S 61°59'07" E	40.39'
L8	S 28°48'42" W	10.00'
L9	N 65°04'08" W	279.45'
L10	N 04°51'55" W	27.87'
L11	N 61°40'52" W	21.61'

NUM	DELTA	ARC	RADIUS	BEARING	DIST
C1	13°54'06"	36.88'	152.00'	S 68°05'58" E	36.79'
C2	01°12'46"	16.47'	778.00'	S 62°17'03" E	16.47'
C3	02°48'11"	38.06'	778.00'	S 64°17'32" E	38.06'
C4	02°23'44"	32.53'	778.00'	S 66°53'30" E	32.52'
C5	00°52'33"	11.04'	722.00'	N 67°39'04" W	11.04'
C6	05°34'39"	70.28'	722.00'	S 64°25'28" E	70.26'

Robert C. Stelling 02/15/2018  
ROBERT C. STELLING (512-606-7140)  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 65448

