



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LINE TABLE, LEGEND
AND TITLE COMMITMENT NOTES

J. APPELGAIT
SURVEY

NORTH LAMAR BOULEVARD
(R.O.W. VARIES)

CARPENTER AVENUE
(50' R.O.W. - VOL. 15, PG. 33)

LOT A
RESUBDIVISION OF
LOTS 1,2,&3, BLOCK D,
NORTH LAMAR PARK
SECTION THREE
VOL. 59, PG. 16
P.R.T.C.T.

PARCEL 47
0.021 OF
ONE ACRE
(904 SQ. FT.)

SEE
DETAIL A

5' P.U.E.
VOL. 20, PG. 15

P.O.B.
GRID COORDS
N=10104146.290
E=3127321.516

N24°53'38"E 121.26'
L1
L2
L3
L4
L5
L6
9" TREE

MARY F. POWERS
VOL. 5553, PG. 669
D.R.T.C.T.

DAVID BOHL AND
GRACIELA CANTU
VOL. 13111, PG. 329
R.P.R.T.C.T.

TOPLINE REAL ESTATE, LLC
DOC. 2012006004
O.P.R.T.C.T.

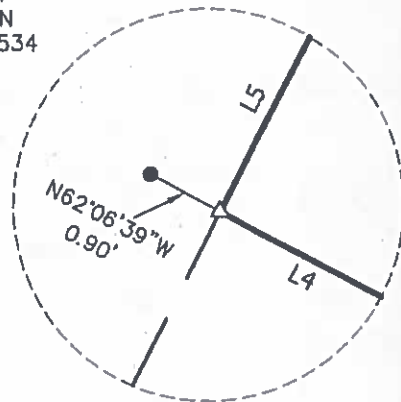
7.5' EASEMENT
CITY OF AUSTIN
VOL. 8634, PG. 534
R.P.R.T.C.T.

SLADJAN GASPAR AND
ILJA GASPAR
DOC. 2010098398
O.P.R.T.C.T.

DONALD WAYNE REED
AND JOYCE J. REED
DOC. 2006080653
O.P.R.T.C.T.

POLLY THURSTON
DOC. 2012175298
O.P.R.T.C.T.

BLOCK D,
NORTH LAMAR PARK SECTION THREE
VOL. 20, PG. 15
P.R.T.C.T.
SHEPARD DRIVE
(50' R.O.W. - VOL. 20, PG. 15)



DETAIL A
(NOT TO SCALE)

JOB NUMBER: 16-006		DATE: 01/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 47			
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels			
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\Metes and Bounds			
RPLS: TST	TECH: DH	PARTYCHIEF: AG	CHK BY: JB
SHEET 03 of 04		FIELDBOOKS: 265/267	
		SCALE: 1"= 50'	



LANDESIGN
SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY

GF NO.: 1619572-KFO

ISSUE DATE: JUNE 8, 2016 - EFFECTIVE DATE: MAY 27, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

1. THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN VOL. 20, PG. 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; VOL. 2833, PG. 458 AND VOL. 2876, PG. 238, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

10a. NOT A SURVEY MATTER.

10b. BUILDING SETBACK LINES AS SHOWN ON RECORDED PLAT AND DEDICATION. NOTED AND SHOWN HEREON.

10c. 5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS ENDORSED ON RECORDED PLAT AND DEDICATION. NOTED HEREON.

10d. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 2833, PG. 458 AND VOL. 2876, PG. 238, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.

10e. 5' PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 2833, PG. 458 AND VOL. 2876, PG. 238, DEED RECORDS OF TRAVIS COUNTY TEXAS. NOTED HEREON.

10f. NOT A SURVEY MATTER.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2016.

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS - NO. 6428

DATE

01/27/2017



Line Table		
Line #	Direction	Length
L1	S61° 57' 33"E	15.02'
L2	S24° 53' 38"W	7.43'
L3	S26° 52' 28"W	52.78'
L4	N62° 06' 39"W	15.00'
L5	N26° 52' 28"E	52.26'
L6	N24° 53' 38"E	8.00'
(L5)	N29° 26'E	52.61'
(L6)	N27° 29'E	8.00'

LEGEND

- IRON REBAR FOUND (1/2" OR AS NOTED)
- IRON PIPE FOUND (1/2" OR AS NOTED)
- ⊙ IRON REBAR FOUND WITH CAP (ILLEGIBLE)
- ▲ NAIL FOUND (PK OR AS NOTED)
- △ CALCULATED POINT NOT SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- (S45°E 45') RECORD INFO. PER TRAVIS COUNTY

LEGEND

- POLE
- POWER POLE
- ⊥ SIGN POST
- ⊗ WATER VALVE
- ⊕ WATER METER
- PB ELECTRIC PULLBOX
- M MAILBOX
- WOOD PRIVACY FENCE
- OHE— OVERHEAD ELECTRIC
- ⊕ ELECTRIC MISC.
- ⊙ ELECTRIC MANHOLE
- CO WASTEWATER CLEANOUT
- ICV IRRIGATION CONTROL VALVE
- ⊕ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE MANHOLE
- TEL TELEPHONE PEDESTAL
- TV CABLE MARKER
- CONC. CONCRETE
- ASPH. ASPHALT
- PKG. PARKING AREA
- E.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB

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