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

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

SEE DETAIL A

J. APPELAGAIT
SURVEY

NORTH LAMAR PARK
SECTION THREE

TOLINE REAL ESTATE, LLC
DOC. 2012005604
O.P.R.T.C.T.

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

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

SHEPARD DRIVE
VOL. 20, PG. 15
(50' R.O.W., VOL. 20, PG. 15)

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

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

23' B.L.
15' B.L.

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

50' 40' 30' 20' 10' 0' 25' 50'

GRAPHIC SCALE

P.O.B.
GRID COORDS
N=101041.46,290
E=3127321.516

DONALD WAYNE REED
AND JOYCE J. REED
DOC. 2005087653
O.P.R.T.C.T.

SLADJA GASPAR AND
ILADA GASPAR
DOC. 201008399
O.P.R.T.C.T.

MARY L. POWERS
VOL. 555, PG. 669
D.R.T.C.T.

DAVID BOHL AND
GRACE L. MANTU
VOL. 1911 P.G. 329
R.P.R.T.C.T.

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

56°26'39"E 0.90'

LANDDESIGN
SERVICES, INC.

512-238-7761
1220 MCNINIL ROAD
SUITE 310
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

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\Mettes and Bounds
RPLS_TST TECH DH PARTYCHIEF AG CHK BY: JB
SHEET 03of 04 FIELDBOOKS: 265/267 SCALE: 1" = 50'
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.

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10a. NOT A SURVEY MATTER.
10b. BUILDING SETBACK LINES AS SHOWN ON RECORDED PLAT AND DEDICATION. NOTED AND SHOWN HEREON.
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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 GRIDVALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPLIES 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

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### Line Table

<table>
<thead>
<tr>
<th>Line #</th>
<th>Direction</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>S61° 57' 33&quot;E</td>
<td>15.02'</td>
</tr>
<tr>
<td>L2</td>
<td>S24° 53' 38&quot;W</td>
<td>7.43'</td>
</tr>
<tr>
<td>L3</td>
<td>S25° 52' 28&quot;W</td>
<td>52.76'</td>
</tr>
<tr>
<td>L4</td>
<td>N62° 06' 39&quot;W</td>
<td>15.00'</td>
</tr>
<tr>
<td>L5</td>
<td>N26° 52' 28&quot;E</td>
<td>52.26'</td>
</tr>
<tr>
<td>L6</td>
<td>N24° 53' 38&quot;E</td>
<td>8.00'</td>
</tr>
<tr>
<td>(L5)</td>
<td>N29° 26'E</td>
<td>52.61'</td>
</tr>
<tr>
<td>(L6)</td>
<td>N27° 29'E</td>
<td>8.00'</td>
</tr>
</tbody>
</table>

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### Legend

- IRON REBAR FOUND (1/2" OR AS NOTED)
- IRON REBAR FOUND WITH CAP (ILLEGIBLE)
- NAIL FOUND (FIC 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
- ELECTRIC PULLBOX
- MAILBOX
- WOOD PRIVACY FENCE
- OVERHEAD ELECTRIC
- ELECTRIC MISC.
- ELECTRIC MANHOLE
- WASTEWATER CLEANSOUT
- IRRIGATION CONTROL VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE MARKER
- CONCRETE
- ASPHALT
- PKG. PARKING AREA
- E.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB

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LAND DESIGN SERVICES, INC.
512-230-7001
1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001300