



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND
TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	S61° 59' 08"E	16.00'
L2	S48° 24' 54"W	5.59'
L3	N61° 57' 32"W	16.01'

P.O.B.
GRID COORDS
N=10101545.820
E=3124844.068

POLE
#300257

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

(N50°25'00"E 242.49')
(N48°27'57"E 245.29')

(S48°27'57"W 239.70')
B.O.C.
ASPH. DRIVE/PKG.

PARCEL 19
0.084 OF
ONE ACRE
(3679 SQ. FT.)

RYDER TRUCK RENTAL, INC.
3.444 ACRES
VOL. 7292, PG. 594
D.R.T.C.T.

PP-BVD, INC.
6.685 ACRES
DOC. NO. 2001073939
O.P.R.T.C.T.

MILDRED EVELYN SCHLUETER BUCK
3.27 ACRES
DOC. NO. 2003049599
O.P.R.T.C.T.

12.5' EASEMENT
CITY OF AUSTIN
VOL. 11456, PG. 276
R.P.R.T.C.T.

J.P. WALLACE
SURVEY NO. 57

LOCKE SOVRAN I L.L.C.
4.3830 ACRES
DOC. NO. 2001027238
O.P.R.T.C.T.

JOB NUMBER: 16-006		DATE: 01/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006__PARCEL 19			
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: TST	PARTYCHIEF: JA	CHK BY: JB
SHEET 03 of 04		FIELDBOOKS: 265/267	SCALE: 1"= 50'



LANDESIGN
SERVICES, INC.

512-238-7001
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.: CTA-07-CTA1601115JP

ISSUE DATE: AUGUST 5, 2016 - EFFECTIVE DATE: JULY 28, 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.

SCHEDULE B EXCEPTIONS:

10a. NOT A SURVEY MATTER.

10b. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NOTED HEREON.

10c. NOT A SURVEY MATTER.

10d. NOT A SURVEY MATTER.

10e. NOT A SURVEY MATTER.

10f. NOT A SURVEY MATTER.

10g. EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 11456, PG. 274, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

10h. EASEMENT GRANTED TO THE STATE OF TEXAS, RECORDED IN VOL. 570, PG. 424, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.

LEGEND

★	COTTON SPINDLE FOUND (OR AS NOTED)
■	TX.D.O.T. TYPE I MONUMENT FOUND
■	TX.D.O.T. TYPE II MONUMENT FOUND
●	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.R.T.C.T.	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
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
C.R.T.C.T.	CONDOMINIUM 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

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

01/27/2017
DATE



LEGEND

CO	WASTEWATER CLEANOUT	— OHE —	OVERHEAD ELECTRIC
⊙	WATER METER	⊙	ELECTRIC MISC.
W	WATER VALVE	⊙	ELECTRIC MANHOLE
W	IRRIGATION CONTROL VALVE	○	POLE
ICV	UNKNOWN MANHOLE	—○—	POWER POLE
UN	ELECTRIC PULLBOX	⊙	SIGN POST
PB	FLAGPOLE	W	WATER METER
FP	GUARDRAIL	⊙	FIRE HYDRANT
⊙	IRON FENCE	BP	BOLLARD
—○—	CHAIN LINK FENCE	⊙	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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FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\FIELD\Field to Office\FNs	
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SCALE: 1" = 50'	



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