

Landesign Services, Inc.

1220 McNeil Road Suite 200 Round Rock, Texas 78681 Firm Registration No. 10001800 512-238-7901 office 512-238-7902 fax

PROPERTY DESCRIPTION PARCEL 42

BEING A 0.022 OF ONE ACRE (968 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J. APPLEGAIT SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 10-D, NORTH LAMAR PARK COMMERCIAL AREA, RECORDED IN VOL. 30, PG. 32 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 10-D BEING DESCRIBED AS A 0.1906 OF ONE ACRE TRACT OF LAND IN A SPECIAL WARRANTY DEED TO FORD COIN REALITY, L.P., RECORDED IN VOL. 13029, PG. 545 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.022 OF ONE ACRE (968 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rebar with illegible cap (Grid Coordinates: N=10103610.050, E=3127055.339) found for the most Westerly corner of said Lot 10-D and the most Northerly corner of a called 1.876 acre tract of land described in a General Warranty Deed to Nga K. Nguyen and Thanh P. Do, recorded in Document No. 2013133157 of the Official Public Records of Travis County, Texas, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies);

THENCE coincident with the common dividing line of said Lot 10-D and said existing Easterly right-of-way line of North Lamar Boulevard, Northeasterly along a curve to the left having a radius of 1601.24 feet, an arc length of 64.52, a delta angle of 02°18'32", and a chord which bears North 28°19'08" East a distance of 64.52 feet to a Calculated Point not set for the most Northerly corner of said Lot 10-D and the most Westerly corner of Lot 10-E, of said NORTH LAMAR PARK COMMERCIAL AREA, from which a 1/2-inch iron rebar with cap stamped "HOLT CARSON" found for the most Northerly corner of said Lot 10-E and the most Westerly corner of Lot 10-A, RESUBDIVISION OF LOT 10, BLOCK A, NORTH LAMAR PARK SECTION ONE, recorded in Vol. 24, Pg. 44 of said Plat Records, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears Northeasterly along a curve to the left having a radius of 1601.24 feet, an arc length of 51.17 feet, a delta angle of 01°49'52", and a chord which bears North 26°14'56" East a distance of 51.17 feet;

THENCE **South 62°29'08"** East departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said Lot 10-D and said Lot 10-E, a distance of **15.00** feet to a Calculated Point not set for the most Easterly corner of the herein described tract,

THENCE over and across said Lot 10-D, Southwesterly along a curve to the right having a radius of 1616.24 feet, an arc length of 64.60 feet, a delta angle of 02°17'24", and a chord which bears South 28°18'45" West a distance of 64.59 feet to a Calculated Point not set in the Southwest line of said Lot 10-D and the Northeast line of said 1.876 acre tract;

THENCE North 62°12'48" West coincident with the common dividing line of said Lot 10-D and said 1.876 acre tract, a distance of 15.01 feet to the POINT OF BEGINNING and containing 0.022 of one acre of land (968 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.

01/27/2017 Date

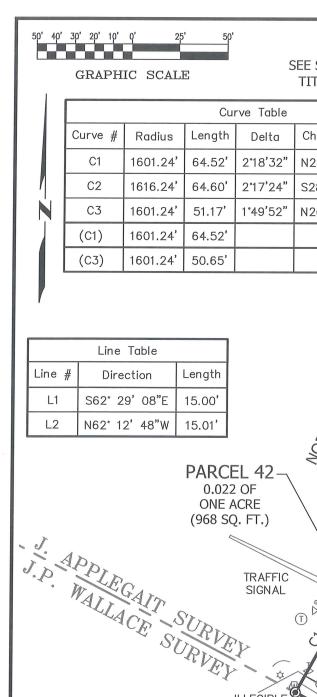
Travis S. Tabor

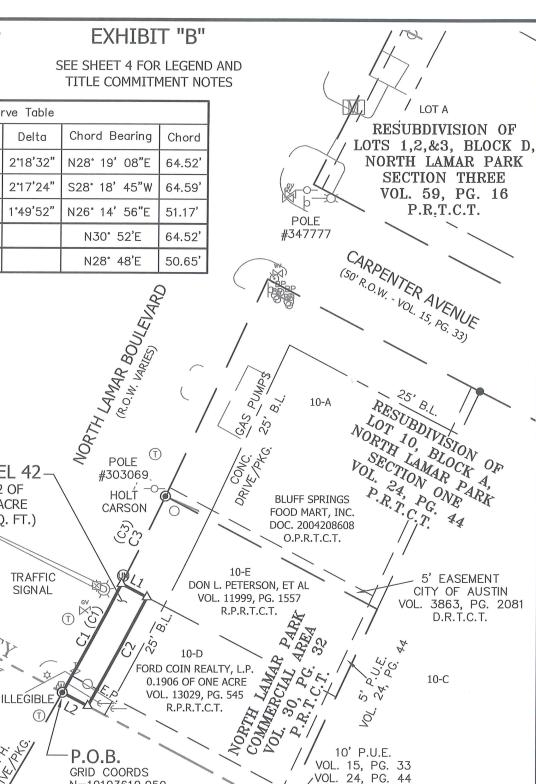
Registered Professional Land Surveyor

State of Texas No. 6428

Job Number: 16-006 811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006 Parcel 42





GRID COORDS N=10103610.050 E=3127055.339

NGA K. NGUYEN AND THANH P. DO 1.876 ACRES DOC. NO. 2013133157 O.P.R.T.C.T.

JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006_PARCEL 42

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: JA CHK BY: JB

SHEET 03 of 04 FIELDBOOKS: 265/267

SCALE: 1"= 50"



APPROXIMATE LOCATION

VOL. 30, PG 32

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.: 1619583-KFO

ISSUE DATE: JUNE 15, 2016 - EFFECTIVE DATE: JUNE 7, 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.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 15, PG. 33; VOL. 24, PG. 44; AND VOL. 30, PG. 32, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

10a. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOL. 15, PG. 33, VOL. 24, PG. 44, AND VOL. 30, PG. 32, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED AND SHOWN HEREON. 10b. EASEMENT RECORDED IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOT 10 EXCLUDED IN DOCUMENT - DOES NOT

10c. BUILDING SETBACK LINES AS SET FORTH IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOT 10 EXCLUDED IN DOCUMENT - DOES NOT AFFECT.

10d. 5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS SHOWN ON RECORDED PLAT AND DEDICATION. SHOWN HEREON -DOES NOT AFFECT.

10e. NOT A SURVEY MATTER.

10f. NOT A SURVEY MATTER.

10g. NOT A SURVEY MATTER.

10h. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. NOTED

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

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

u.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS - NO. 6428

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

LEGEND

WASTEWATER CLEANOUT

 $\langle W \rangle$ WATER METER

w WATER VALVE icy

IRRIGATION CONTROL VALVE

(UN) UNKNOWN MANHOLE PB ELECTRIC PULLBOX

M MAILBOX → GUARDRAIL

▽ ▽ ▼ IRON FENCE



OVERHEAD ELECTRIC

- ELECTRIC MISC. 小 (E) ELECTRIC MANHOLE
- POLE 0
- -0-POWER POLE b SIGN POST
- WATER METER
- \bigcirc FIRE HYDRANT
- **BOLLARD**
- (T)TELEPHONE MANHOLE
- É TELEPHONE PEDESTAL
- N/ CABLE MARKER CONC. CONCRETE

ASPH. ASPHALT

PKG. PARKING AREA

E.P. EDGE OF PAVEMENT

B.O.C. BACK OF CURB

JOB NUMBER: 16-006

DATE: 01/27/2017

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FIELDNOTE FILE PATH:

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