

**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. APPLGAI 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;

EXHIBIT "A"

PAGE 2 OF 4

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.



Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

01/27/2017
Date



Job Number: 16-006_811 Upgrade

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



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND
TITLE COMMITMENT NOTES

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	1601.24'	64.52'	2°18'32"	N28° 19' 08"E	64.52'
C2	1616.24'	64.60'	2°17'24"	S28° 18' 45"W	64.59'
C3	1601.24'	51.17'	1°49'52"	N26° 14' 56"E	51.17'
(C1)	1601.24'	64.52'		N30° 52'E	64.52'
(C3)	1601.24'	50.65'		N28° 48'E	50.65'

Line Table

Line #	Direction	Length
L1	S62° 29' 08"E	15.00'
L2	N62° 12' 48"W	15.01'

PARCEL 42
0.022 OF
ONE ACRE
(968 SQ. FT.)TRAFFIC
SIGNALPOLE
#303069
HOLT
CARSON

(C3)

(C1)

(C2)

(C3)

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NORTH LAMAR BOULEVARD
(R.O.W. VARIES)GAS PUMPS
25' B.L.CONC.
DRIVE/PKG.BLUFF SPRINGS
FOOD MART, INC.
DOC. 2004208608
O.P.R.T.C.T.10-E
DON L. PETERSON, ET AL
VOL. 11999, PG. 1557
R.P.R.T.C.T.10-D
FORD COIN REALTY, L.P.
0.1906 OF ONE ACRE
VOL. 13029, PG. 545
R.P.R.T.C.T.NORTH LAMAR PARK
COMMERCIAL AREA
VOL. 30, PG. 32
P.R.T.C.T.RESUBDIVISION OF
LOT 10, BLOCK A,
NORTH LAMAR PARK
SECTION ONE
VOL. 24, PG. 44
P.R.T.C.T.5' EASEMENT
CITY OF AUSTIN
VOL. 3863, PG. 2081
D.R.T.C.T.10' P.U.E.
VOL. 15, PG. 33
VOL. 24, PG. 44
VOL. 30, PG. 32APPROXIMATE LOCATION
OF SURVEY LINENGA K. NGUYEN AND THANH P. DO
1.876 ACRES
DOC. NO. 2013133157
O.P.R.T.C.T.J.P. APPLEGAIT SURVEY
J.P. WALLACE SURVEY

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'

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 AFFECT.

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 HEREON.

10i. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY 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
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS - NO. 6428

DATE



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

LEGEND

CO	WASTEWATER CLEANOUT	— OHE —	OVERHEAD ELECTRIC
⊙	WATER METER	⊗	ELECTRIC MISC.
W	WATER VALVE	⊕	ELECTRIC MANHOLE
WV	IRRIGATION CONTROL VALVE	○	POLE
ICV	UNKNOWN MANHOLE	—○—	POWER POLE
UN	ELECTRIC PULLBOX	⊥	SIGN POST
PB	MAILBOX	W	WATER METER
M	GUARDRAIL	⊙	FIRE HYDRANT
—	IRON FENCE	BP	BOLLARD
		⊙	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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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\FIELD\Field to Office\FNs	
RPLS: TST	TECH: DH
PARTYCHIEF: JA	CHK BY: JB
SHEET 04 of 04	FIELDBOOKS: 265/267
SCALE: 1"= 50'	



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