

PROPERTY DESCRIPTION
PARCEL 84

A 0.0274 acre (1,194 square feet) Tract of land, situated in the J. APPLGAIIT SURVEY Number 58, being a portion of Lot 2, Block I, MOCKINGBIRD HILL SECTION ONE, a subdivision recorded in Volume 5, Page 159, Plat Records of Travis County, Texas, and conveyed to Auto Strategies, LLC in Document Number 2011110504, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron pipe found for the northernmost corner of Lot 1, Block I of said Mockingbird Hill Section One, also being the westernmost corner of Lot A, Lordstone, a subdivision recorded in Volume 85, Page 57D, Plat Records of Travis County, Texas, and in the easterly right-of-way line of North Lamar Blvd. (R.O.W. Varies), from which a 1/2 inch iron pipe found for the northernmost corner of said Lot A, also being the westernmost corner of a tract of land conveyed to Kanton Labaj in Document Number 2000197463, Official Public Records of Travis County, Texas, also being in the easterly right-of-way line of said North Lamar Blvd. bears, N24°49'32"E, a distance of 564.13 feet,

THENCE, with the common boundary line of said Lot 1, Block I and said North Lamar Blvd. right-of-way line, S24°42'00"W, a distance of 60.00 feet to a calculated point for the northernmost corner and **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,109,580.37, E=3,129,813.25);

THENCE, with the common boundary line of said Lot 2 and said Lot 1, S62°16'00"E, a distance of 15.02 feet to a calculated point;

THENCE, crossing said Lot 2, S24°42'00"W, a distance of 84.57 feet to a calculated point at a point of curvature to the right in the southerly boundary line of said Lot 2, also being in the northerly right-of-way line of Applegate Drive (60' R.O.W.);

THENCE, with the common boundary line of said Lot 2, said Applegate Drive right-of-way line and with said curve to the right, having a radius of 21.09 feet, an arc distance of 26.95 feet, a central angle of 73°13'26", and a chord bearing N11°54'15"W, a distance of 25.16 feet, to a calculated point for the westernmost corner of said lot 2, also being in the said right-of-way line of North Lamar Blvd;

THENCE, with the common boundary line of said Lot 2 and said North Lamar Blvd right-of-way line, N24°42'00"E, a distance of 65.17 feet to the **POINT OF BEGINNING** and containing 0.0274 acre (1,194 square feet) of land more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument AC6346, Designation AUS5 B having grid coordinate values N=10,085,175.04, E=3,109,082.36.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the month of January, 2017



5-9-17

Robert J. Gertson, Registered Professional Land Surveyor 6367
Jacobs Engineering Group Inc. TBPLS Firm: 10152301
2705 Bee Cave Road, Suite 300
Austin, TX 78746
(512) 314-3100

Date

EXHIBIT "B"

SCALE: 1" = 50'

LOTS 1-6
BLOCK G

SEE PAGE 4 FOR LINE TABLE
AND TITLE COMMITMENT NOTES

MOCKINGBIRD HILL SECTION ONE
VOL. 5, PG. 159,
KANTON LABAJ
DOC. NO. 2000197463
O.P.R.T.C.T.

1/2"
IRON
PIPE
FOUND

JOHN APPLGAT
SURVEY NO. 58

LOT A, LORDSTONE
VOL. 85, PG. 57D
P.R.T.C.T.
NBY 10601 NORTH LAMAR LLC
DOC. NO. 2012220407
O.P.R.T.C.T.

NORTH LAMAR BOULEVARD
(WIDTH VARIES)

P.O.C.
3/4" IRON
PIPE FOUND

LOT 1, BLOCK I

ANGEL CRUZ JAIMES
DOC. NO. 2011188746
O.P.R.T.C.T.

MOCKINGBIRD HILL SECTION
ONE
VOL. 5, PG. 159,
P.R.T.C.T.

LOT 4, BLOCK I

JAMES HARVEY
DOC. NO. 2000003735
O.P.R.T.C.T.

P.O.B.

N:10109580.37
E:3129813.25

L3

LOT 3, BLOCK I

700 AG LTD
DOC. NO. 2000196123
O.P.R.T.C.T.

PARCEL 84
0.0274 ACRES
(1,194 SQ. FT.)

LOT 2, BLOCK I,

AUTO STRATEGIES, LLC
DOCUMENT NO. 2011110504
O.P.R.T.C.T.

5' PUE PER PLAT
VOL. 5, PG. 159

20' DE PER PLAT
VOL. 5, PG. 159

10' COA ESMT
VOL. 11205, PG. 930

MOTHERALL DR.
(50' ROW)

POWER
POLE
90 CKT
811
LFO6952
310133

POWER POLE
310107

APPLGATE DRIVE
(60' ROW)



5-8-17

JACOBS®

2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

OWNERSHIP AND EASEMENT REPORT PROVIDED BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 GF NO.: AUT-13-671-AUT16005910SG
 EFFECTIVE DATE: JUNE 6, 2016
 ISSUED DATE: JUNE 14, 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 AS THOSE RECORDED IN VOL. 5, PG. 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOL. 2169, PG. 353, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

- 10. d) 10' DRAINAGE EASEMENT ALONG THE SOUTHEASTERLY PROPERTY LINE(S), RECORDED IN VOL. 5, PG. 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- e) 5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE(S), RECORDED IN VOL. 5, PG. 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- f) SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 11205, PG. 930, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 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 JANUARY, 2017



5-8-17

ROBERT J. GERTSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS - NO. 6367

DATE



Line Table		
Line #	Direction	Length
L1	S24° 42' 00"W	60.00'
L2	N24° 49' 32"E	564.13'
L3	S62° 16' 00"E	15.02'
L4	S24° 42' 00"W	84.57'
L5	N24° 42' 00"E	65.17'

Record Line Table		
Line #	Direction	Length
(L5)	N27° 00"E	65.20'

CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	26.95'	21.09'	73°13'26"	N11°54'15"W	25.16'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- MAILBOX
- ⊕ ELECTRIC METER
- POWER POLE
- ⊗ WATER VALVE
- ⊞ WATER METER
- ↖ GUY WIRE
- ⊙ POWER POLE WITH LIGHT
- BL BUILDING LINE
- ESMT EASEMENT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION