

GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND
TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	S41° 36' 57"E	15.00'
L2	N41° 36' 57"W	15.00'

J.P. WALLACE
SURVEY

DEEN AVENUE
(R.O.W. VARIES)
DEEN ADDITION
VOL. 64, PG. 1
P.R.T.C.T.
1
-(RECORDING UNKNOWN)

P.O.C.

P.O.B.

GRID COORDS
N=10102820.123
E=3126280.622

POLE
#301862

NORTH LAMAR BOULEVARD
(R.O.W. VARIES)
B.O.C.
(N50°50'E 99.00')
(S48°22'38"E 99.00')

444.85'
N48°22'38"E

ASPH. DRIVE/PKG.

S48°22'38"W
76.16'
(S50°50'W 76.20')
ASPH. DRIVE/PKG.

4

RFHDAH, LP
DOC. NO. 2009205227
O.P.R.T.C.T.

PARCEL 32
0.034 OF
ONE ACRE
(1485 SQ. FT.)

5

DELARAM PROPERTIES, LLC
DOC. NO. 2006216456
O.P.R.T.C.T.

ILARIO A. RENDON AND
VALERIA RENDON
DOC. NO. 2003157507
O.P.R.T.C.T.

6

BLOCK NO. 1

FIKSVILLE SCHOOL ADDITION
VOL. 4, PG. 169
P.R.T.C.T.

BOUNDARY LINE
AGREEMENT
DOC. NO. 2004212201
O.P.R.T.C.T.

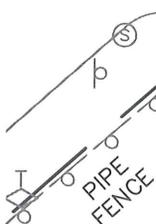
3' P.U.E.
VOL. 4, PG. 169

BLOCK NO. 2

FIKSVILLE SCHOOL ADDITION
VOL. 4, PG. 169
P.R.T.C.T.

ELLIOT STREET
(50' R.O.W. - VOL. 4, PG. 169)

ASPH.
DRIVE/PKG.



JOB NUMBER: 16-006		DATE: 01/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 32			
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.

512-238-7901
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.: CTA-07-CTA1601411JP
 ISSUE DATE: JULY 29, 2016 - EFFECTIVE DATE: JULY 22, 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 RECORDED IN VOL. 4, PG. 169, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND VOL. 778, PG. 226, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

- 10a. NOT A SURVEY MATTER.
- 10b. NOT A SURVEY MATTER.
- 10c. NOT A SURVEY MATTER.
- 10d. NOT A SURVEY MATTER.
- 10e. NOT A SURVEY MATTER.
- 10f. 3' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS SHOWN ON THE PLAT RECORDED IN VOL. 4, PG. 169, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON - DOES NOT AFFECT.
- 10g. ANY AND ALL BUILDING SETBACK LINES AS SET OUT IN VOL. 4, PG. 169, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
- 10h. MATTERS CONTAINED IN THAT CERTAIN BOUNDARY LINE AND EASEMENT AGREEMENT RECORDED ON NOVEMBER 10, 2004 IN DOCUMENT NO. 2004212201, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. NOTED AND SHOWN HEREON.
- 10i. NOT A SURVEY MATTER.
- 10j. NOT A SURVEY MATTER.

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.



01/27/2017

TRAVIS S. TABOR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS - NO. 6428

LEGEND

CO	WASTEWATER CLEANOUT	— OHE —	OVERHEAD ELECTRIC
⊙	WATER METER	⊠	ELECTRIC MISC.
⊗	WATER VALVE	⊕	ELECTRIC MANHOLE
⊠	IRRIGATION CONTROL VALVE	○	POLE
⊙	UNKNOWN MANHOLE	—○—	POWER POLE
PB	ELECTRIC PULLBOX	⊥	SIGN POST
⊠	MAILBOX	⊗	WATER METER
—	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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