



GRAPHIC SCALE

## EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND  
TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	N48° 24' 54"E	384.70'
L2	S61° 57' 32"E	16.01'
L3	N58° 00' 22"W	15.64'

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

P.O.C.

POLE  
#300257

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

WATER LINE EASEMENT  
CITY OF AUSTIN  
DOC. 2014096066  
O.P.R.T.C.T.

P.O.B.  
GRID COORDS  
N=10101383.180  
E=3124660.457

WATER LINE EASEMENT  
CITY OF AUSTIN  
DOC. 2013030478  
O.P.R.T.C.T.

POLE  
#300101

(156.69')  
(N50°19'30"E)  
156.83'  
N48°27'57"E

CONC.  
DRIVE

PARCEL 18  
0.054 OF  
ONE ACRE  
(2361 SQ. FT.)

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

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

J.P. WALLACE  
SURVEY NO. 57  
ABSTRACT NO. 789

LOT 1  
AMENDED PLAT OF LOT 1,  
COX BUSINESS PARK AND  
LOT C, POWELL LANE SUBDIVISION  
SECTION TWO  
DOC. NO. 200500073  
O.P.R.T.C.T.

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

SIDEWALK

LOT 1  
SANTERRE  
INDUSTRIAL PARK  
VOL. 78, PG. 322  
P.R.T.C.T.

JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 18	
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-CTA1601074

ISSUE DATE: JUNE 8, 2016 - EFFECTIVE DATE: MAY 31, 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. NOT A SURVEY MATTER.

10h. EASEMENT DATED JANUARY 12, 1967, GRANTED TO THE CITY OF AUSTIN BY MARTIN WILLIAM STARK, RECORDED IN VOL. 3237, PG. 1572, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.

10i. EASEMENT DATED APRIL 24, 1996, GRANTED TO THE CITY OF AUSTIN BY THE N. LAMAR BUSINESS TRUST, RECORDED IN VOL. 12681, PG. 1036, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.

10j. EASEMENT DATED MAY 6, 1985, GRANTED TO THE CITY OF AUSTIN BY WILSON L. RICHARDS AND WIFE, MARY ELIZABETH RICHARDS, RECORDED IN VOL. 9165, PG. 463, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.

10k. NOT A SURVEY MATTER.

10l. EASEMENT RECORDED FEBRUARY 20, 2013, GRANTED TO THE CITY OF AUSTIN BY LOCKE SOVRAN I, LLC, RECORDED IN DOC. NO. 2013030478, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

10m. EASEMENT RECORDED JUNE 30, 2014, GRANTED TO THE CITY OF AUSTIN BY LOCKE SOVRAN I, LLC, RECORDED IN DOC. NO. 2014096066, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

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

	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.
	WATER VALVE		ELECTRIC MANHOLE
	IRRIGATION CONTROL VALVE		POLE
	UNKNOWN MANHOLE		POWER POLE
	ELECTRIC PULLBOX		SIGN POST
	GUARDRAIL		WATER METER
	IRON FENCE		FIRE HYDRANT
	CHAIN LINK FENCE		BOLLARD
			TELEPHONE MANHOLE
			TELEPHONE PEDESTAL
			CABLE MARKER
		CONC.	CONCRETE
		ASPH.	ASPHALT
		PKG.	PARKING AREA
		E.P.	EDGE OF PAVEMENT
		B.O.C.	BACK OF CURB

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