



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND
AND TITLE COMMITMENT NOTES

BEAVER STREET
(FERNCROFT PER PLAT)
(50' R.O.W. - VOL. 4, PG. 169)

Line Table		
Line #	Direction	Length
L1	S61° 20' 52"E	15.94'
L2	N62° 12' 41"W	16.03'

A
RESUBDIVISION OF
LOTS 6 & 7, BLOCK 4,
FISKVILLE SCHOOL ADDITION
VOL. 33, PG. 31
P.R.T.C.T.

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

PARCEL 26
0.115 OF
ONE ACRE
(5024 SQ. FT.)

P.O.B.
GRID COORDS
N=10102007.934
E=3125364.837

POLE
#300889

POLE
#301065

STORAGE EQUITIES/PS PARTNERS III - AUSTIN
VOL. 9054, PG. 663
R.P.R.T.C.T.

8
LAMAR PLAZA SECTION ONE
VOL. 66, PG. 18
P.R.T.C.T.

J.P. WALLACE
SURVEY NO. 57

RELEASE OF P.U.E.
VOL. 6479, PG. 1373
D.R.T.C.T.

RELEASE OF P.U.E.
VOL. 9469, PG. 216
D.R.T.C.T.

25' B.L.
C.B.P. COMMERCIAL SUBDIVISION
VOL. 84, PG. 109C
P.R.T.C.T.

JOB NUMBER: 16-006		DATE: 01/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 26			
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-CTA1601128JP

ISSUE DATE: JUNE 9, 2016 - EFFECTIVE DATE: JUNE 1, 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. 4716, PG. 900; VOL. 4721, PG. 1405; AND VOL. 4721, PG. 1406, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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. 7.5' PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY PROPERTY LINE, SHOWN ON PLAT RECORDED IN VOL. 66, PG. 18, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT - EASEMENT WAS RELEASED IN VOL. 6479, PG. 1373 AND VOL. 9469, PG. 216.

10g. EASEMENT GRANTED TO THE CITY OF AUSTIN AS PROVIDED IN VOL. 4215, PG. 1516, DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, WRONG PATENT SURVEY.

10h. EASEMENT GRANTED TO TEXAS PIPELINE COMPANY AS PROVIDED IN VOL. 1757, PG. 483, AND VOL. 3360, PG. 36, DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, WRONG PATENT SURVEY.

10i. 7.5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE, SHOWN ON PLAT RECORDED IN VOL. 66, PG. 18, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

10j. 25' BUILDING SETBACK LINE AS SHOWN ON RECORDED PLAT. 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

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
	FLAGPOLE		WATER METER
	GUARDRAIL		FIRE HYDRANT
	IRON FENCE		BOLLARD
	CHAIN LINK FENCE		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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