PROPERTY DESCRIPTION
PARCEL 21

BEING A 0.114 OF ONE ACRE (4976 SQUARE FEET) PARCEL OF LAND SITUATED IN
THE J.P. WALLACE SURVEY, ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, AND
BEING A PORTION OF A CALLED 6.688 ACRE TRACT OF LAND DESCRIBED IN A
SPECIAL WARRANTY DEED TO 8319 N. LAMAR, LTD., RECORDED IN DOCUMENT
NO. 2018004497 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
SAID 0.114 OF ONE ACRE (4976 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 found (Grid Coordinates: N=10101801.156,
E=3125131.812) for the most Northerly corner of said 6.685 acre tract and the most Westerly
corner of Lot 3-B, AMENDED PLAT OF RESUBDIVISION OF LOT 3, C.B.P.
COMMERCIAL SUBDIVISION, recorded in Vol. 87, Pg. 179A of the Plat Records of Travis
County, Texas, also being in the existing Easterly right-of-way line of North Lamar Boulevard
(R.O.W. Varies);

THENCE South 61°57′02″ East departing said existing Easterly right-of-way line of North
Lamar Boulevard, coincident with the common dividing line of said 6.685 acre tract and said Lot
3-B, a distance of 16.00 feet to a Calculated Point not set for the Northeast corner of the herein
described tract;

THENCE South 48°24′54″ West over and across said 6.685 acre tract, a distance of 331.76 feet
to a Calculated Point not set in the Southwest line of said 6.685 acre tract and the Northeast line
of a called 3.27 acre tract of land described in a General Warranty Deed to Mildred Evelyn
Schlueter Buck, recorded in Document No. 2003049599 of said Official Public Records;
THENCE North 61°59'07" West coincident with the common dividing line of said 6.685 acre tract and said 3.27 acre tract, a distance of 16.00 feet to a Calculated Point not set for the most Westerly corner of said 6.685 acre tract and the most Northerly corner of said 3.27 acre tract, also being in said existing Easterly right-of-way line of North Lamar Boulevard, from which a 1/2-inch iron rebar found for the most Westerly corner of said 3.27 acre tract and the most Northerly corner of a called 3.444 acre tract of land described in a Warranty Deed to Ryder Truck Rental, Inc., recorded in Vol. 7292, Pg. 594 of the Deed Records of Travis County, Texas, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 48°24'54" West a distance of 52.93 feet;

THENCE North 48°24'54" East coincident with the common dividing line of said 6.685 acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 331.77 feet to the POINT OF BEGINNING and containing 0.114 of one acre of land (4976 Square Feet) more or less.

*REVISED 05/02/2018 - Update ownership

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.

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

05/03/2018

Job Number: 16-006 811 Upgrade
Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWG\Parcels\16006_Parcel_21
COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY
GF NO.: CTA-07-CTA1601117JP

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. SANITARY SEWER EASEMENT, RECORDED IN VOL. 3237, PG. 1562, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER AFFECTED BY RELEASE OF SANITARY SEWER EASEMENT, RECORDED IN VOL. 11021, PG. 453, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.
10i. SANITARY SEWER EASEMENT, RECORDED IN VOL. 6765, PG. 418, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.
10j. ELECTRIC AND TELEPHONE EASEMENT, RECORDED IN VOL. 6997, PG. 981, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
10k. DRAINAGE EASEMENT, RECORDED IN VOL. 9628, PG. 600, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.

*REVISED 05/02/2018 - Update ownership

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

05/03/2018 DATE

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**LEGEND**

CO - WASTEWATER CLEANOUT
W - WATER METER
V - WATER VALVE
C - IRRIGATION CONTROL VALVE
M - UNKNOWN MANHOLE
P - ELECTRIC PULLBOX
F - FLAGPOLE
G - GUARDRAIL
M - IRON FENCE
- CHAIN LINK FENCE

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**DEDICATION**

WATER: TRAVIS COUNTY WATER DISTRICT

ELECTRIC: TRAVIS COUNTY ELECTRIC

OVERHEAD ELECTRIC: TRAVIS COUNTY ELECTRIC

CABLE: TRAVIS COUNTY ELECTRIC

OVERHEAD ELECTRIC: TRAVIS COUNTY ELECTRIC

OVERHEAD ELECTRIC: TRAVIS COUNTY ELECTRIC

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**PROJECT INFORMATION**

PROJECT NAME: 811 UPGRADE
DRAWING NAME: 16006_PARCEL_21
DRAWING FILE PATH: L:\City_of_Austin\811_Upgrade\DWG\Parcels
FIELDNOTE FILE PATH: L:\City_of_Austin\811_Upgrade\FIELD\Field to Office\FNs
RPLS: TST TECH: TST PARTYCHIEF: JA CHK BY: JB
SHEET 04of 04 FIELDBOOKS: 265/267 SCALE: 1" = 50'

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**LAND SURVEYORS INC.**

*LAND DESIGN SERVICES, INC.*
312-238-7901
1220 MCNEILL ROAD
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800