



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND
AND TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	S41° 40' 52"E	15.00'
L2	N61° 20' 52"W	15.94'

P.O.B.

GRID COORDS
N=10102404.420
E=3125811.647

60D

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

PARCEL 27
0.089 OF
ONE ACRE
(3895 SQ. FT.)

POLE
#301263

(N50°50'E 262.00')
N48°24'54"E 262.37

CONC. DRIVE/PKG.
25' B.L.
GAS PUMPS

BLUFF SPRINGS FOOD MART, INC.
DOC. NO. 2000100700
O.P.R.T.C.T.

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

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

J.P. WALLACE SURVEY
ABSTRACT NO. 789

POLE
#301065

(334.39')
(S50°50'W)
334.99'
S48°24'54"W

CONC.
ASPH. DRIVE/PKG.

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

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

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

5' P.U.E. - VOL. 33, PG. 31

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 27	
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.

512-238-7001
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-CTA1601129JP
 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. 845, PG. 478, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND VOL. 33, PG. 31, PLAT 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. NOT A SURVEY MATTER.
- 10g. NOT A SURVEY MATTER.
- 10h. 5' PUBLIC UTILITY EASEMENT ALONG THE SOUTHEASTERLY PROPERTY LINE(S), AS RECORDED IN VOL. 33, PG. 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.
- 10i. 5' PUBLIC UTILITY EASEMENT ALONG THE SOUTHWESTERLY PROPERTY LINE(S), AS RECORDED IN VOL. 33, PG. 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 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 DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS - NO. 6428



LEGEND

- CO WASTEWATER CLEANOUT
- ⊙ WATER METER
- ⊗ WATER VALVE
- ⊠ IRRIGATION CONTROL VALVE
- ⊙ UNKNOWN MANHOLE
- PB ELECTRIC PULLBOX
- FP FLAGPOLE
- GUARDRAIL
- IRON FENCE
- CHAIN LINK FENCE
- ONE — OVERHEAD ELECTRIC
- ⊠ ELECTRIC MISC.
- ⊙ ELECTRIC MANHOLE
- POLE
- POWER POLE
- ⊐ SIGN POST
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- 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

JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 27	
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\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 04 of 04	FIELDBOOKS: 265/267
	SCALE: 1" = 50'



LANDESIGN SERVICES, INC.

512-238-7001
 1220 MCNEEL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78081
 FIRM REGISTRATION NO. 10001800