COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY
GF NO.: 1619581-KFO
ISSUE DATE: JUNE 16, 2016 - EFFECTIVE DATE: JUNE 8, 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.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 15, PG. 33 AND VOL. 24, PG. 44, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS DOES COUNTY, TEXAS DOES NOT APPLY TO LOT 10.

SCHEDULE B EXCEPTIONS:
10a. EASEMENT RECORDED IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOT 10 EXCLUDED IN DOCUMENT - DOES NOT AFFECT.
10b. BUILDING SETBACK LINES AS SET FORTH IN VOL. 2469, PG. 150, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOT 10 EXCLUDED IN DOCUMENT - DOES NOT AFFECT.
10c. 5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS SHOWN ON PLAT AND DEDICATION. SHOWN HEREON - DOES NOT AFFECT.
10d. BUILDING SETBACK LINES AS SHOWN ON PLAT AND DEDICATION. SHOWN HEREON - DOES NOT AFFECT.
10e. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS, RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN VOL. 15, PG. 33, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
10f. EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 3863, PG. 2081, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
10g. NOT A SURVEY MATTER.
10h. NOT A SURVEY MATTER.
10i. NOT A SURVEY MATTER.
10j. NOT A SURVEY MATTER.
10k. ANY VISIBL E AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HERETOF OR NOTED HEREIN.
10l. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. NOTED HEREIN.

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 HEREIN 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 ON OCTOBER, 2016.

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

JOB NUMBER: 16-006 DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE
DRAWING NAME: 16006_PARCEL 44
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:DH PARTYCHEF: JA CHK BY: JB
SHEET 04 of 04 FIELDBOOKS: 265/267 SCALE: 1"= 50'

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
(STAMPED AS NOTED)
NAIL FOUND (PK OR AS NOTED)
CALCULATED POINT NOT SET
POINT OF BEGINNING
POINT OF COMMENCING
OFFICIAL RECORDS OF
TRAVIS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
DEED RECORDS OF
TRAVIS COUNTY, TEXAS
DEED RECORDS OF
TRAVIS COUNTY, TEXAS
PLAT RECORDS OF
TRAVIS COUNTY, TEXAS
PLAT RECORDS OF
TRAVIS COUNTY, TEXAS
CONDOMINIUM RECORDS OF
TRAVIS COUNTY, TEXAS
RIGHT-OF-WAY
PUBLIC UTILITY EASEMENT
UTILITY EASEMENT
BUILDING LINE
(S45° E 45°)
RECORD INFO. PER TRAVIS COUNTY

LEGEND

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

LANDESIGN SERVICES, INC.
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SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 1001890