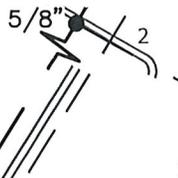


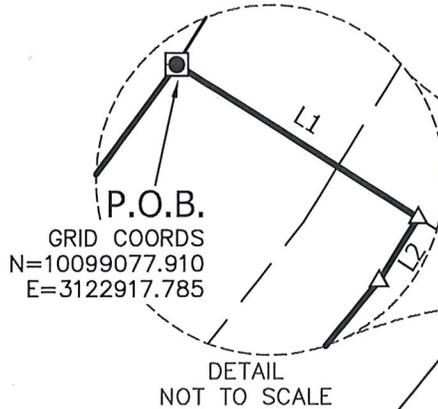
GRAPHIC SCALE

**EXHIBIT "B"**

SEE SHEET 4 FOR LINE TABLE AND  
TITLE COMMITMENT NOTES



3  
**NORTHWAY CREST  
SECTION FOUR**  
VOL. 78, PG. 376-377  
P.R.T.C.T.



DETAIL  
NOT TO SCALE

40' PRIVATE ROAD &  
UTILITY EASEMENT  
VOL. 423, PG. 1716  
D.R.T.C.T.

**J.P. WALLACE  
SURVEY**

**PARCEL 5**  
0.106 OF  
ONE ACRE  
(4632 SQ. FT.)

POLE  
#297150

B.O.C.  
(N39°01'E 185.32')  
(N36°36'52"E 185.36'  
E.P.  
S36°36'52"W 184.77'

AP EQUITY PROPERTIES, LTD.,  
DOC. NO. 2006212909  
DOC. NO. 2015179478  
O.P.R.T.C.T.

4  
LAMAR TOWERS CONDOMINIUMS  
DOC. NO. 2006202763  
O.P.R.T.C.T.

**NORTHWAY CREST SECTION FOUR**  
VOL. 78, PG. 376-377  
P.R.T.C.T.

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

POLE  
#296907

10' P.U.E.  
VOL. 78, PG. 376  
(N29°07'E 123.70')  
(N27°23'02"E 123.53'  
S27°23'02"W 122.31'  
B.O.C.  
L4  
L3  
214.28'  
S57°39'53"E

1  
**SUMMERCREST**  
VOL. 75, PG. 317  
P.R.T.C.T.

JOB NUMBER: 16-006		DATE: 0/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 05			
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: AG	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

OWNERSHIP AND EASEMENT REPORT PROVIDED BY: GRACY TITLE  
 REF NO.: OEAS452  
 EXECUTED DATE: JUNE 7, 2016

ONLY THOSE ITEMS LISTED ON THE ABOVE REFERENCED OWNERSHIP AND EASEMENT REPORT 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 THE FOLLOWING EASEMENTS, COVENANTS AND RESTRICTIONS:

1. ELECTRIC EASEMENT FILED OCTOBER 10, 1938 AND RECORDED IN VOLUME 601, PAGE 83, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
2. AGREEMENT FILED DECEMBER 13, 1971 AND RECORDED IN VOLUME 4223, PAGE 1735, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON (SEE VOLUME 4223, PAGE 1716)
3. EASEMENT AS RESERVED IN THAT GENERAL WARRANTY DEED FILED DECEMBER 13, 1971 AND RECORDED IN VOLUME 4223, PAGE 1716, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
4. RIGHT-OF WAY AGREEMENT FILED DECEMBER 11, 1979 AND RECORDED IN VOLUME 6810, PAGE 12, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
5. PLAT FILED NOVEMBER 29, 1979 AND RECORDED IN VOLUME 78, PAGE 376, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.

\*REVISED ON 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 - 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



Line Table		
Line #	Direction	Length
L1	S57° 42' 18"E	15.00'
L2	S31° 51' 47"W	0.51'
L3	S27° 16' 41"W	1.31'
L4	N57° 39' 53"W	15.06'

**LEGEND**

- 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" OR AS NOTED)
- ▲ 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
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- (S45°E 45') RECORD INFO. PER TRAVIS COUNTY

**LEGEND**

- OHE — OVERHEAD ELECTRIC
- ⊕ ELECTRIC MANHOLE
- POLE
- ⊖ POWER POLE
- ⊥ SIGN POST
- ⊞ WATER METER
- ⊙ FIRE HYDRANT
- ◇ GAS LID
- ⊕ TELEPHONE MANHOLE
- TEL TELEPHONE PEDESTAL
- CONC. CONCRETE
- ASPH. ASPHALT
- PKG. PARKING AREA
- E.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB

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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: AG	CHK BY: JB
SHEET 04 of 04	FIELDBOOKS: 265/267
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