



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

**PROPERTY DESCRIPTION
PARCEL 17**

BEING A 0.031 OF ONE ACRE (1360 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, SANTERRE INDUSTRIAL PARK, RECORDED IN VOL. 78, PG. 322 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A WARRANTY DEED TO XIA VAN HUYNH AND PHYONG DUC LUU, RECORDED IN DOCUMENT NO. 2007158475 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.031 OF ONE ACRE (1360 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Cotton Spindle found for the Southeast corner of said Lot 1 and an interior corner of Lot 1, AMENDED PLAT OF LOT 1, COX BUSINESS PARK AND LOT C, POWELL LANE SUBDIVISION SECTION TWO (Lot 1, COX BUSINESS PARK), recorded in Document No. 200500073 of said Official Public Records, from which a 1/2-inch iron rebar with cap stamped "RPLS 4324 WATERLOO" found for an interior corner of said Lot 1, COX BUSINESS PARK and the Northeast corner of Lot 1-A, RESUBDIVISION OF LOTS A AND B POWELL LANE SUBDIVISION, SECTION TWO, recorded in Vol. 33, Pg. 30 of the Plat Records of Travis County, Texas, bears South 68°31'04" West a distance of 111.41 feet;

THENCE coincident with the common dividing line of said Lot 1 and said Lot 1, COX BUSINESS PARK, the following two (2) courses and distances:

1. North 67°18'07" West a distance of 154.70 feet to a Calculated Point not set (Grid Coordinates: N=10101211.696, E=3124489.484) for the Southeast corner and **POINT OF BEGINNING** of the herein described tract; and
2. **North 67°18'07" West** a distance of **16.66** feet to a Calculated Point not set for the Southwest corner of said Lot 1 and an exterior corner of said Lot 1, COX BUSINESS PARK, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies);

EXHIBIT "A"

PAGE 2 OF 4

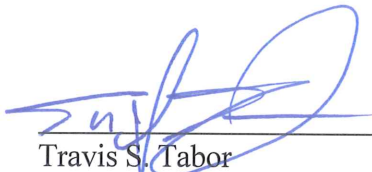
THENCE **North 48°27'57" East** coincident with the common dividing line of said Lot 1 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **92.10** feet to a Calculated Point not set for the most Northerly corner of said Lot 1 and the most Westerly corner of a called 4.3830 acre tract of land described in a Warranty Deed to Locke Sovran I L.L.C., recorded in Document No. 2001027238 of said Official Public Records;

THENCE **South 58°00'22" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said Lot 1 and said 4.3830 acre tract, a distance of **15.64** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE **South 48°27'57" West** over and across said Lot 1, a distance of **89.29** feet to the **POINT OF BEGINNING** and containing 0.031 of one acre of land (1360 Square Feet) more or less.

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.



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

01/27/2017
Date



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 17



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND
TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	N67° 18' 07"W	16.66'
L2	N48° 27' 57"E	92.10'
L3	S58° 00' 22"E	15.64'
L4	S48° 27' 57"W	89.29'
(L2)	N48° 17'E	92.53'

OWNERSHIP LEGEND

①

XIA VAN HUYNH AND
PHYONG DUC LUU
DOC. NO. 2007158475
O.P.R.T.C.T.

PARCEL 17
0.031 OF
ONE ACRE
(1360 SQ. FT.)

LOCKE SOVRAN I L.L.C.
4.3830 ACRES
DOC. NO. 2001027238
O.P.R.T.C.T.

5' EASEMENT
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 8783, PG. 608
R.P.R.T.C.T.

LOT 1
**SANTERRE
INDUSTRIAL PARK**
VOL. 78, PG. 322
P.R.T.C.T.

P.O.B.
GRID COORDS
N=10101211.696
E=3124489.484

COX BUSINESS
PARK CONDOMINIUMS
VOL. 8437, PG. 868
C.R.T.C.T.

P.O.C.

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

1-A
**RESUBDIVISION OF
LOTS A AND B
POWELL LANE SUBDIVISION**
VOL. 33, PG. 30
P.R.T.C.T.

FATIMA RE, INC.
DOC. NO. 2010115102
O.P.R.T.C.T.

WEST POWELL LANE
(R.O.W. VARIES)

LOT 1
**AMENDED PLAT OF LOT 1,
COX BUSINESS PARK AND
LOT C, POWELL LANE SUBDIVISION**
SECTION TWO
DOC. NO. 200500073
O.P.R.T.C.T.

**J.P. WALLACE
SURVEY**

JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006_PARCEL 17

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

OWNERSHIP AND EASEMENT REPORT PROVIDED BY: GRACY TITLE
 REF NO.: OEAS430
 EXECUTED DATE: MAY 24, 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 28, 1935 AND RECORDED IN VOL. 530, PG. 245, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.

2. PLAT FILED OCTOBER 24, 1979 AND RECORDED IN VOL. 78, PG. 322, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.

3. TELECOMMUNICATION EASEMENT FILED SEPTEMBER 4, 1984 AND RECORDED IN VOL. 8783, PG. 608, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

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.

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

DATE



LEGEND

CO	WASTEWATER CLEANOUT	— OHE —	OVERHEAD ELECTRIC
⊗	WATER METER	⊗	ELECTRIC MISC.
⊗	WATER VALVE	⊗	ELECTRIC MANHOLE
ICV	IRRIGATION CONTROL VALVE	○	POLE
UN	UNKNOWN MANHOLE	—○—	POWER POLE
PB	ELECTRIC PULLBOX	⊥	SIGN POST
—	GUARDRAIL	⊗	WATER METER
—○—	IRON FENCE	⊗	FIRE HYDRANT
—○—	CHAIN LINK FENCE	BP	BOLLARD
		⊗	TELEPHONE MANHOLE
		TEL	TELEPHONE PEDESTAL
		⊗	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 17	
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'	



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