



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
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**PROPERTY DESCRIPTION
PARCEL 40**

BEING A 0.136 OF ONE ACRE (5920 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, OMEGA SUBDIVISION, RECORDED IN VOL. 49, PG. 72 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING PART OF A CALLED 2.528 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN A MEMORANDUM OF TRUST AND DEED AND STOCK TRANSFER POWER TO THE DAVID W. STUART AND SALLY J. STUART REVOCABLE LIVING TRUST, RECORDED IN DOCUMENT NO. 2009074296 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED AS "TRACT 1" IN SAID MEMORANDUM OF TRUST AND DEED AND STOCK TRANSFER POWER. SAID 0.136 OF ONE ACRE (5920 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=10103217.530, E=3126727.078) for the most westerly corner of said Lot 1 and being at the intersection of the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies) with the existing Northerly right-of-way line of Deen Avenue (R.O.W. Varies);

THENCE coincident with the common dividing line of said Lot 1 and said existing Easterly right-of-way line of North Lamar Boulevard, the following two (2) courses and distances:

1. **North 48° 41'10" East** a distance of **32.45** feet to a 1/2-inch iron rebar found for a Point of Curvature of a curve to the left; and
2. Northeasterly along said curve to the left having a radius of **1482.70** feet, an arc length of **107.84** feet, a delta angle of **04°10'03"**, and a chord which bears **North 46°24'44" East** a distance of **107.82** feet to a Calculated Point not set for the most Northerly corner of said Lot 1 and the most Westerly corner of said 2.528 acre tract;

THENCE coincident with the common dividing line of the 2.528 acres and said existing Easterly right-of-way line of North Lamar Boulevard the following two (2) courses and distances:

1. **North 42° 22'19" East** a distance of **101.15** feet to a 1/2-inch iron rebar found; and

EXHIBIT "A"

PAGE 2 OF 5

2. **North 39°04'17" East** a distance of **150.61** feet to a Calculated Point not set for the most Northerly corner of said 2.528 acre tract and the most Westerly corner of a called 1.876 acre tract of land described in a General Warranty Deed to Nga K. Nguyen and Thanh P. Do, recorded in Document No. 2013133157 of said Official Public Records, from which a 1/2-inch iron rebar with illegible cap found for the most Northerly corner of said 1.876 acre tract and the most Westerly corner of Lot 10-D, NORTH LAMAR PARK COMMERCIAL AREA, recorded in Vol. 30, Pg. 32 of said Plat Records, also being in said existing Easterly right-of-way line of North Lamar boulevard, bears Northeasterly along a curve to the left having a radius of 1601.24 feet, an arc length of 122.41 feet, a delta angle of 04°22'48", and a chord which bears North 30°49'01" East a distance of 122.38 feet;

THENCE **South 56°02'12" East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said 2.528 acre tract and said 1.876 acre tract, a distance of **15.06** feet to a Calculated Point not set for the most Easterly corner of the herein described tract,

THENCE over and across said 2.528 acre tract and said Lot 1, the following four (4) courses and distances:

1. **South 39°04'17" West** a distance of **152.38** feet to a Calculated Point not set,
2. **South 42°22'19' West** a distance of **101.84** feet to a Calculated Point not set for a Point of Curvature of a curve to the right;
3. Southwesterly along said curve to the right having a radius of **1497.70** feet, an arc length of **109.22** feet, a delta angle of **04°10'41"**, and a chord which bears **South 46°24'28' West** a distance of **109.19** feet to a Calculated Point not set for a Point of Tangency; and
4. **South 48°41'10" West** a distance of **33.81** feet to Calculated Point not set in the southwesterly line of Lot 1, in the existing Northerly right-of-way of Deen Avenue and the most southerly corner of the herein described tract,

THENCE **North 36°13'16" West** coincident with the common dividing line of said Lot 1 and said existing Northerly right-of-way line of Deen Avenue, a distance of **15.06** feet to the **POINT OF BEGINNING** and containing 0.136 of one acre of land (5920 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

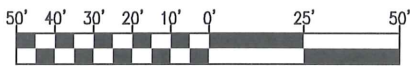
State of Texas No. 6428

Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 40

01/27/2017
Date





GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR
TITLE COMMITMENT NOTES
AND EASEMENT TABLE;
SEE SHEET 5 FOR CURVE TABLE
AND LEGEND

10-D
NORTH LAMAR PARK
COMMERCIAL AREA
VOL. 30, PG. 32
P.R.T.C.T.

ILLEGIBLE

NGA K. NGUYEN AND
THANH P. DO
1.876 ACRES
DOC. NO. 2013133157
O.P.R.T.C.T.

POLE
#302697

TELEPHONE
PEDESTALS

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

PARCEL 40
0.136 OF
ONE ACRE
(5920 SQ. FT.)

P.O.B.
GRID COORDS
N=10103217.530
E=3126727.078

(C1)
C1

SIGN

J.P. WALLACE
SURVEY

DAVID W. STUART AND
SALLY J. STUART
REVOCABLE LIVING TRUST
TRACT 1
DOC. NO. 2009074296
O.P.R.T.C.T.

DAVID W. STUART AND
SALLY J. STUART
REVOCABLE LIVING TRUST
TRACT 2 - 2.528 ACRES
DOC. NO. 2009074296
O.P.R.T.C.T.

LOT 1
OMEGA SUBDIVISION
VOL. 49, PG. 72
P.R.T.C.T.

JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006_PARCEL 40

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: DH PARTYCHIEF: JA

CHK BY: JB

SHEET 03 of 05 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

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY

GF NO.: CTA-07-CTA1602560JP

ISSUE DATE: OCTOBER 25, 2016 - EFFECTIVE DATE: OCTOBER 17, 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. 5612, PG. 2293, DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2)

SCHEDULE B EXCEPTIONS:

10a. NOT A SURVEY MATTER.

10b. NOT A SURVEY MATTER.

10c. NOT A SURVEY MATTER.

10d. 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 HEREON

10e. NOT A SURVEY MATTER.

10f. EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 3945, PG. 849, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.

10g. NOT A SURVEY MATTER.

10h. NOT A SURVEY MATTER.

10i. NOT A SURVEY MATTER.

10j. NOT A SURVEY MATTER.

10k. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 2308, PG. 298, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.

10l. ANY AND ALL BUILDING SETBACK LINES AS SET OUT IN VOL. 5612, PG. 2293, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.

10m. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 7756, PG. 319, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.

10n. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 10334, PG. 157, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

10o. OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 10342, PG. 247, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

10p. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 10342, PG. 253, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

10q. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, GRANTED TO DOC. NO. 2000021971, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

10r. MATTERS CONTAINED IN THAT RIGHT OF ENTRY AND POSSESSION, RECORDED IN DOC. NO. 2003227079, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. NOTED AND SHOWN HEREON.

10s. WASTEWATER LINE EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN DOC. NO. 2004108500, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

10t. NOT A SURVEY MATTER.

EASEMENT TABLE

①	10' SANITARY SEWER EASEMENT VOL. 10334, PG. 157 R.P.R.T.C.T.
②	15' TEMPORARY WORKSPACE EASEMENT VOL. 10334, PG. 157 R.P.R.T.C.T.
③	25' TEMPORARY WORKSPACE EASEMENT VOL. 10334, PG. 157 R.P.R.T.C.T.
④	OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT VOL. 10342, PG. 247 R.P.R.T.C.T.
⑤	SANITARY SEWER EASEMENT VOL. 10342, PG. 253 R.P.R.T.C.T.
⑥	TEMPORARY WORKSPACE EASEMENT VOL. 10342, PG. 253 R.P.R.T.C.T.
⑦	SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT DOC. NO. 2000021971 O.P.R.T.C.T.
⑧	RIGHT OF ENTRY AND POSSESSION DOC. NO. 2003227079 O.P.R.T.C.T.
⑨	RIGHT OF ENTRY AND POSSESSION DOC. NO. 2003227079 O.P.R.T.C.T.
⑩	WASTEWATER LINE EASEMENT DOC. NO. 2004108500 O.P.R.T.C.T.

JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006_PARCEL 40

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 PARTYCHIEF: JA

CHK BY: JB

SHEET 04 of 05 FIELDBOOKS: 265/267

SCALE: 1"= 50'



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SUITE 200

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FIRM REGISTRATION NO. 10001800

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

LEGEND

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

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	1482.70'	107.84'	4°10'03"	N46° 24' 44"E	107.82'
C2	1601.24'	122.41'	4°22'48"	N30° 49' 01"E	122.38'
C3	1497.70'	109.22'	4°10'41"	S46° 24' 28"W	109.19'
(C1)	1482.70'	107.83'		N48° 32'E	107.82'

Line Table

Line #	Direction	Length
L1	N48° 41' 10"E	32.45'
L2	S56° 02' 12"E	15.06'
L3	S48° 41' 10"W	33.81'
L4	N36° 13' 16"W	15.06'
(L1)	N50° 37'E	32.37'

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



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.

JOB NUMBER: 16-006	DATE: 01/27/2017
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DRAWING NAME: 16006_PARCEL 40	
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: DH
PARTYCHIEF: JA	CHK BY: JB
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