

**PROPERTY DESCRIPTION  
PARCEL 61**

A 0.0464 acre (2,023 square feet) Tract of land, situated in the J. APPLGAIIT SURVEY Number 58, being a portion of Lot 9-A, RESUBDIVISION OF LOTS 6, 7, 8, & 9 OF NORTH LAMAR PARK ANNEX, a subdivision recorded in Volume 71, Page 94, Plat Records of Travis County, Texas, and conveyed to Omar Bobadilla in Document Number 2009183280, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (Grid Coordinates: N=10,105,043.96, E=3,127,736.88) for the northernmost corner of said Lot 9-A, also being the westernmost corner of Lot 8-C, Resubdivision of Lots 8A and 8B of the Resubdivision of Lots 6, 7, 8, & 9 of North Lamar Park Annex, a subdivision recorded in Volume 72, Page 43, Plat Records of Travis County, Texas, also being in the eastern right-of-way line of North Lamar Blvd (R.O.W. Varies), from which a 1/2 inch iron rod found for the northernmost corner of said Lot 8-C bears N24°48'48"E, a distance of 137.50;

**THENCE**, with the common boundary line of said Lot 9-A and said Lot 8-C, S60°51'12"E, a distance of 15.04 feet to a calculated point;

**THENCE**, crossing said Lot 9-A, S24°48'48"W, a distance of 137.50 feet to a calculated point in the southerly boundary line of said Lot 9-A, also being in the northerly right-of-way line of Cooper Drive (60' R.O.W.), for the southernmost corner of the herein described tract;

**THENCE**, with the common boundary line of said Lot 9-A and the right-of-way lines of said Cooper Drive and said North Lamar Blvd., the following two (2) courses and distances;

1. N60°51'12"W, a distance of 1.14 feet to a 1/2 inch iron rod found, at a point of curvature to the right;
2. With said curve to the right, having a radius of 15.00 feet, an arc distance of 22.43 feet, a central angle of 85°40'00", and a chord bearing N18°01'12"W, a distance of 20.40 feet, to a 1/2 inch iron rod found for a western corner of said Lot 9-C;

**THENCE**, with the common boundary line of said Lot 9-A and the easterly right-of-way line of said North Lamar Blvd., N24°48'48"E, a distance of 123.59 feet to the **POINT OF BEGINNING** and containing 0.0464 acre (2,023 Square Feet) of land more or less.

**BEARING BASIS NOTE**

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument AC6346, Designation AUS5 B having grid coordinate values N=10,085,175.04, E=3,109,082.36.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the Month of January, 2017



 3-29-17

Robert J. Gertson, Registered Professional Land Surveyor 6367  
Jacobs Engineering Group Inc. TBPLS Firm: 10152301  
2705 Bee Cave Road, Suite 300  
Austin, TX 78746  
(512) 314-3100

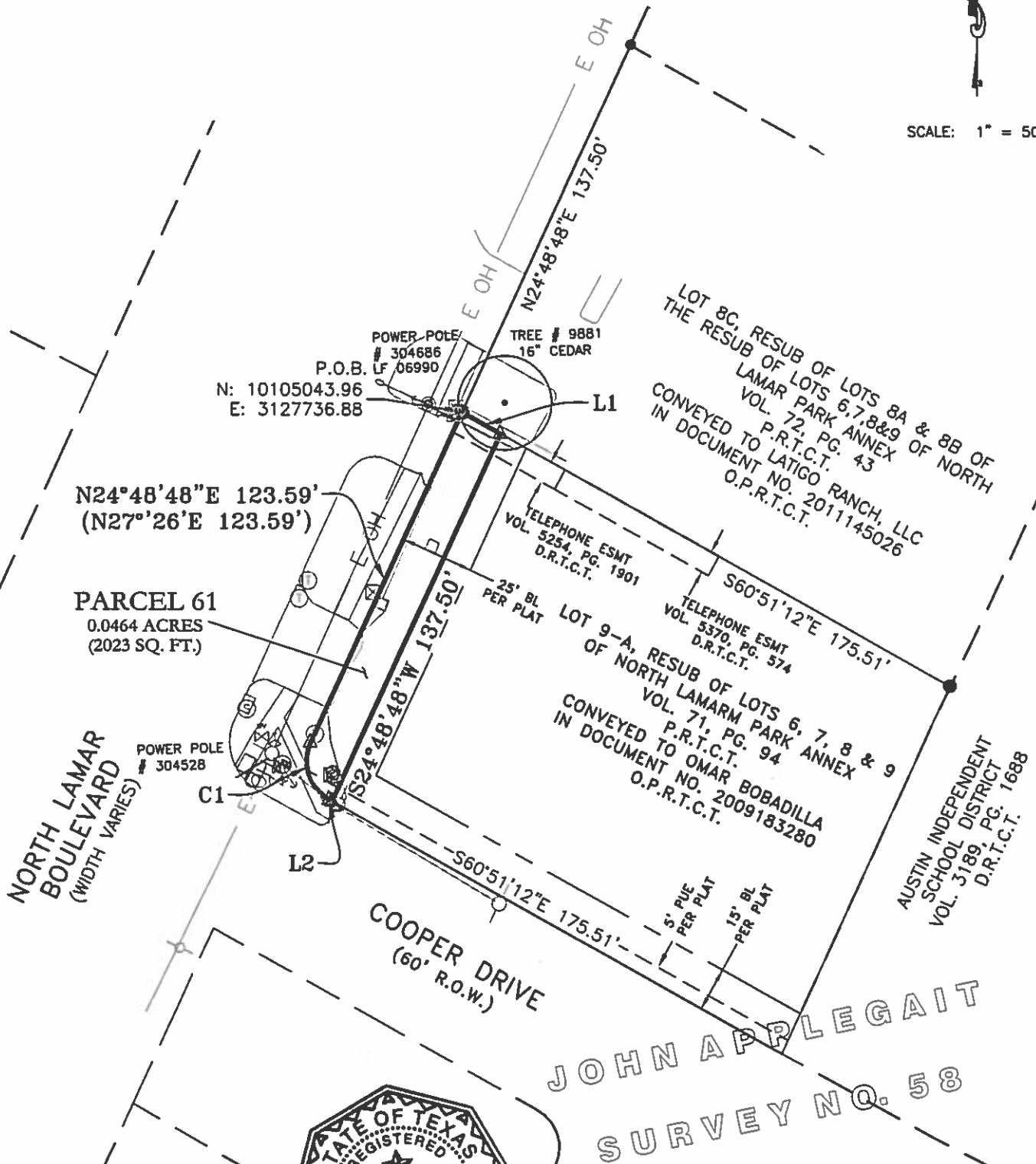
Date

# EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE  
AND TITLE COMMITMENT NOTES



SCALE: 1" = 50'



3-29-17

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EXHIBIT to ACCOMPANY DESCRIPTION

0.0464 AC

## JACOBS®

2705 Bee Cave Road, Suite 300  
Austin, Texas 78746

(512) 314-3100 Fax (512) 314-3135

CURVE TABLE

| Curve # | Length | Radius | Central Angle | Chord Bearing | Chord  |
|---------|--------|--------|---------------|---------------|--------|
| C1      | 22.43' | 15.00' | 85°40'00"     | N18°01'12"W   | 20.40' |

Line Table

| Line # | Direction     | Length |
|--------|---------------|--------|
| L1     | S60° 51' 12"E | 15.04' |
| L2     | N60° 51' 12"W | 1.14'  |

## COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO.: AUT-13-671-AUT16005858SG

ISSUE DATE:: JUNE 10, 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.

10. d) BUILDING SETBACK LINES AS SET OUT ON PLAT RECORDED IN VOLUME 71, PAGE 94, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

e) 5' PUBLIC UTILITY EASEMENT ALONG THE SOUTHWESTERLY PROPERTY LINE(S), AS RECORDED IN VOLUME 71, PAGE 94, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

f) TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 5254, PAGE 1901, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

g) TELEPHONE EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOLUME 5370, PAGE 574, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

h) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT, WHICH PROVIDES FOR AMONG OTHER THINGS: GRADE RELEASE, RECORDED IN VOLUME 5483, PAGE 322, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - not survey related

i) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT RECORDED IN DOCUMENT NO. 1999045969, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - not survey related

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 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 JANUARY, 2017

ROBERT J. GERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS - NO. 6367

DATE

3-29-17

## LEGEND

|              |   |
|--------------|---|
| ●            | 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED      |
| △            | CALCULATED POINT                                |
| —○—          | POWER POLE                                      |
| ↖            | GUY WIRE  |
| —○—          | POWER POLE WITH LIGHT                           |
| ①            | TELEPHONE MANHOLE                               |
| ⋈            | TELEPHONE MARKER                                |
| ⊠            | TELEPHONE BOX                                   |
| ⋈            | GAS VALVE                                       |
| ⋈            | GAS MARKER                                      |
| Ⓢ            | STORM SEWER MANHOLE                             |
| Ⓢ            | WASTE WATER MANHOLE                             |
| ⋈            | WATER VALVE                                     |
| Ⓢ            | WATER METER                                     |
| Ⓢ            | SIGN  |
| Ⓢ            | BOLLARD   |
| BL           | BUILDING LINE                                   |
| ESMT         | EASEMENT  |
| POB          | POINT OF BEGINNING                              |
| PUE          | PUBLIC UTILITY EASEMENT                         |
| ROW          | RIGHT-OF-WAY                                    |
| D.R.T.C.T.   | DEED RECORDS OF TRAVIS COUNTY, TEXAS            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| P.R.T.C.T.   | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| ( )          | RECORD INFORMATION                              |



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