



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 31**

BEING A 0.059 OF ONE ACRE (2560 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND LOT 2, BLOCK NO. 2, FISKVILLE SCHOOL ADDITION, RECORDED IN VOL. 4, PG. 169 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 AND LOT 2 BEING DESCRIBED IN A GENERAL WARRANTY DEED TO LAMAR PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 2004083754 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.059 OF ONE ACRE (2560 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=10102607.788, E=3126041.654) for the most Westerly corner of said Lot 2 and the most Northerly corner of Lot 3, of said Block No. 2, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a 1/2-inch iron rebar found for the most Westerly corner of said Lot 3 and the most Northerly corner of Lot 4, of said Block No. 2, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 48°22'38" West a distance of 76.19 feet;

THENCE North 48°22'38" East coincident with the common dividing line of said Lot 2, said Lot 1, and said existing Easterly right-of-way line of North Lamar Boulevard, passing at a distance of 75.76 feet, a 3/4-inch iron pipe found 0.47 feet left of this line, continuing past the most Northerly corner of said Lot 2 and the most Westerly corner of said Lot 1, and continue for a total distance of **170.67** feet to a Calculated Point for the most Northerly corner of said Lot 1 and being at the intersection of said existing Easterly right-of-way line of North Lamar Boulevard with the existing Southerly right-of-way line of Elliot Street (50' R.O.W. as shown on said FISKVILLE SCHOOL ADDITION), from which a 1/2-inch iron rebar found for the most Northerly corner of Lot 5, Block No. 1, of said FISKVILLE SCHOOL ADDITION, and the most Westerly corner of Lot 4, of said Block No. 1, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears North 48°22'38" East a distance of 225.16 feet;

EXHIBIT "A"

PAGE 2 OF 4

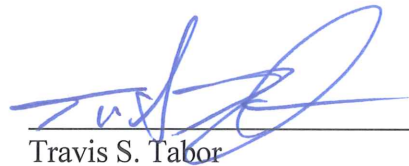
THENCE **South 41°36'57" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 1 and said existing Southerly right-of-way line of Elliot Street, a distance of **15.00** feet to a Calculated Point not set for the most Easterly corner of the herein described tract;

THENCE **South 48°22'38" West** over and across said Lot 1 and said Lot 2, a distance of **170.67** feet to a Calculated Point not set in the Southwest line of said Lot 2 and the Northeast line of said Lot 3;

THENCE **North 41°36'57" West** coincident with the common dividing line of said Lot 2 and said Lot 3, a distance of **15.00** feet to the **POINT OF BEGINNING** and containing 0.059 of one acre of land (2560 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.

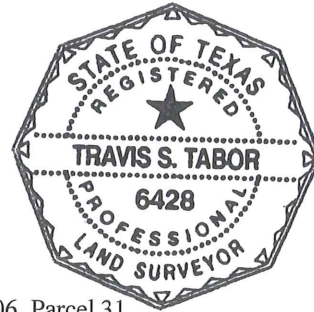
This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.



Travis S. Tabor

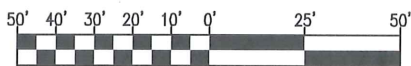
Registered Professional Land Surveyor
State of Texas No. 6428

01/27/2017
Date



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 31

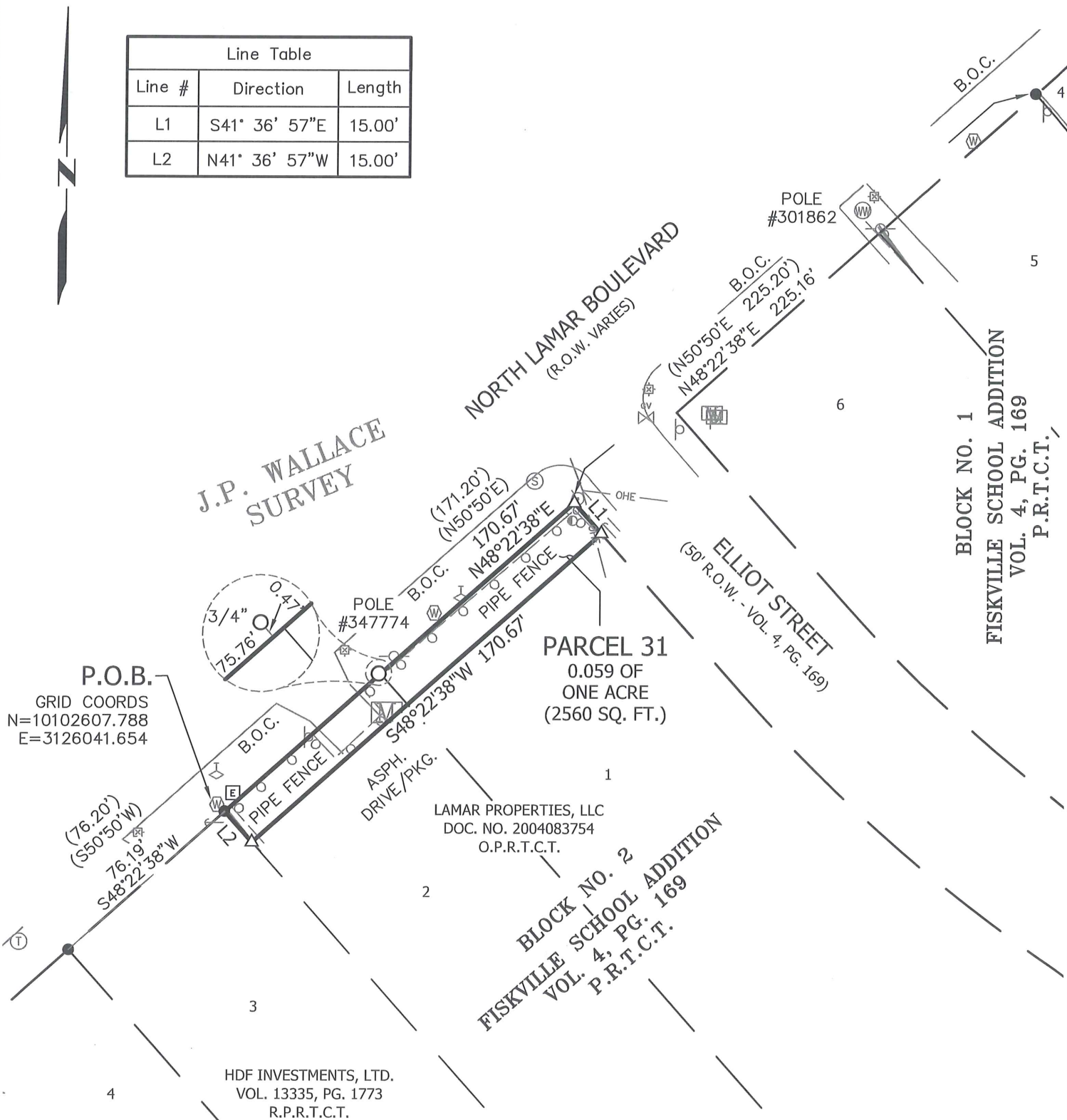


GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND
TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	S41° 36' 57"E	15.00'
L2	N41° 36' 57"W	15.00'



JOB NUMBER: 16-006		DATE: 01/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 31			
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

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY

GF NO.: CTA-07-CTA1601410JP

ISSUE DATE: JULY 12, 2016 - EFFECTIVE DATE: JULY 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.

SCHEDULE B EXCEPTIONS:

10a. NOT A SURVEY MATTER.

10b. 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.

10c. NOT A SURVEY MATTER.

10d. NOT A SURVEY MATTER.

10e. NOT A SURVEY MATTER.

10f. NOT A SURVEY MATTER.

10g. 3' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS STATED ON THE PLAT RECORDED IN VOL. 4, PG. 169, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.

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

01/27/2017
DATE



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

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