



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR CURVE TABLE,
LEGEND AND TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	N62° 20' 06"W	50.00'
L2	N67° 02' 08"W	60.19'
L3	N67° 02' 08"W	16.58'
L4	N48° 27' 57"E	59.49'
L5	S67° 18' 07"E	16.66'
L6	S48° 27' 57"W	66.71'

PARCEL 16
0.028 OF
ONE ACRE
(1215 SQ. FT.)

P.O.B.
GRID COORDS
N=10101157.900
E=3124428.829

1-A
RESUBDIVISION OF
LOTS A AND B
POWELL LANE SUBDIVISION
SECTION TWO
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)

3/4"

7.5' EASEMENT
CITY OF AUSTIN
VOL. 8786, PG. 583
D.R.T.C.T.

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

POLE
#299913

10' P.U.E.
VOL. 78, PG. 32

25' B.L.
VOL. 78, PG. 32

ASPH. DRIVE/PKG.

25' B.L.
VOL. 83, PG. 115A
ASPH. DRIVE/PKG.

5' U.E.

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

P.O.C.
"RPLS 4324 WATERLOO"

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.

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. 322
R.P.R.T.C.T.

5' EASEMENT
CITY OF AUSTIN
VOL. 8188, PG. 540
D.R.T.C.T.

J.P. WALLACE
SURVEY

JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006_PARCEL 16

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.: 1620007-KFO

ISSUE DATE: JUNE 17, 2016 - EFFECTIVE DATE: JUNE 8, 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. 83, PG. 115A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, VOL. 8437, PG. 868, CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. 200500073, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

- 10a. NOT A SURVEY MATTER.
10b. NOT A SURVEY MATTER.
10c. EASEMENT(S) RECORDED IN VOL. 8437, PG. 868, CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS.
10d. 25' BUILDING SETBACK LINE(S) ALONG THE NORTH LAMAR BLVD. AND WEST POWELL LANE RIGHT-OF-WAY LINES AS SET FORTH IN PLAT RECORDED IN VOL. 83 PG. 115A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
10e. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN DOCUMENT NO. 200500073, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
10f. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOL. 530, PG. 245, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
10g. ELECTRIC/TELEPHONE EASEMENT TO THE CITY OF AUSTIN RECORDED IN VOL. 8188, PG. 540, DEED RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON - DOES NOT AFFECT.
10h. NOT A SURVEY MATTER.
10i. NOT A SURVEY MATTER.
10j. NOT A SURVEY MATTER.
10k. NOT A SURVEY MATTER.
10l. NOT A SURVEY MATTER.
10m. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. NOTED HEREON.
10n. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NOTED HEREON.

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

	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

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	7589.49'	21.49'	0°09'44"	N48° 14' 09"E	21.49'
C2	7574.49'	14.37'	0°06'31"	S48° 15' 45"W	14.37'

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
	GUARDRAIL		WATER METER
	IRON FENCE		FIRE HYDRANT
			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

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



LANDESIGN
SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800