

# EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE AND  
TITLE COMMITMENT NOTES

SCALE: 1"=50'



NORTH LAMAR  
BOULEVARD  
(WIDTH VARIES)

JOHN APPLGAI  
SURVEY NO. 58

LOT 2,  
2M & 3M LTD  
DOC. NO. 2002055177  
O.P.R.T.C.T.

NORTHWEND PHASE "B"  
SECTION ONE-A  
VOL. 83, PG. 115D,  
P.R.T.C.T.

LOT 4, NORTHWEND PHASE "B"  
SECTION ONE-D

LOT 1, NORTHWEND PHASE "B"  
SECTION ONE-D  
VOL. 84, PG. 97B,  
P.R.T.C.T.  
CONVEYED TO  
TCC NORTHWEND, LLC IN  
DOCUMENT NO. 2015140634  
O.P.R.T.C.T.

15' PUE AND  
DRAINAGE  
84, PG. 97B

POWER POLE  
306212 74 CKT811

10' PUE  
10' TELEPHONE  
EASEMENT  
VOL. 2695, PG. 44

P.O.B.  
N: 10106282.116  
E: 3128323.858

PARCEL 68  
0.010 ACRES  
(451 SQ. FT.)

POWER POLE  
# 306114

35' B.L.  
PER PLAT  
10' ROW PUE  
RESERVATION

S65°24'15"E

45' JAD AND PUE  
PER PLAT  
VOL. 84, PG. 97B

25' JAD AND PUE  
PER PLAT  
VOL. 84, PG. 97B

LOT 1, NORTHWEND PHASE "B"  
TCC NORTHWEND, LLC  
DOC. NO. 2015140634  
O.P.R.T.C.T.

LOT 3, NORTHWEND PHASE "B"  
SECTION ONE-D  
VOL. 84, PG. 97B,  
P.R.T.C.T.

PAGE 3 OF 4



*Robert C. Steubing* 06-22-2017

ROBERT C. STEUBING (512-605-7146) DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

Line Table		
Line #	Direction	Length
L1	S24° 48' 37"W	30.05'
L2	N65° 24' 15"W	15.00'
L3	N24° 48' 37"E	30.05'
L4	S65° 24' 15"E	15.00'

Record Line Table		
Line #	Direction	Length
(L3)	N26° 59' 19"E	30.00'

#### LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ▲ MAGNAIL FOUND
- △ PUNCH HOLE FOUND
- ⊥ SIGN
- ⊙ BOLLARD
- TRAFFIC LIGHT
- POWER POLE
- ① TELEPHONE MANHOLE
- X— LIGHT POLE
- ↖ GUY WIRE
- ⊙— POWER POLE WITH LIGHT
- ⊙ WATER MANHOLE
- ⊗ WATER VALVE

#### LEGEND

- ⊠ ELECTRIC PULL BOX
- POST
- BL BUILDING LINE
- ESMT EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- JAD JOINT ACCESS AND DRAINAGE
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

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.

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

INDEPENDENCE TITLE COMPANY  
GF NO.: 1719124-KFO

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. The following restrictive covenants of record in Volume 83, Page 115D and Volume 84, Page 97B, Plat Records; and Volume 7653, Page 877, Deed Records, Travis County, Texas. AFFECT THIS TRACT.
- 10.e. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 83, Page 115D, Plat Records, Travis County, Texas. AFFECTS THIS TRACT.
- 10.f. Easement/Reservation as shown on the plat and dedication set out in Schedule A hereof: Purpose: future right of way Location: 10 feet adjacent to and parallel with North Lamar Blvd. AFFECTS THIS TRACT.
- 10.g. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: joint access, drainage and public utility Location: 30 feet along most westerly portion of lot. AFFECTS THIS TRACT.
- 10.h. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: public utility Location: 10 feet adjacent to and parallel with the 10 foot future right of way line. AFFECTS THIS TRACT.
- 10.i. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: public utility and drainage Location: 7.5 feet along the northeast property line. DOES NOT AFFECT THIS TRACT.
- 10.j. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: public utility Location: 10 feet along southwest property line. DOES NOT AFFECT THIS TRACT.
- 10.k. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: public utility and access Location: 10 feet along most southerly and southeasterly property lines. DOES NOT AFFECT THIS TRACT.
- 10.l. Easement as shown on the plat and dedication set out in Schedule A hereof: Purpose: drainage and public utility Location: over and across most easterly portion of subject lot. DOES NOT AFFECT THIS TRACT.
- 10.n. Easement: Recorded: Volume 8649, Page 847, Real Property Records, Travis County, Texas. To: City of Austin Purpose: electric and telephone lines and systems. DOES NOT AFFECT THIS TRACT.
- 10.o. Easement: Recorded: Volume 9225, Page 471, Real Property Records, Travis County, Texas. To: City of Austin Purpose: electric and telephone lines and systems. DOES NOT AFFECT THIS TRACT.
- 10.p. Easement: Recorded: Volume 9808, Page 774, Real Property Records, Travis County, Texas. To: City of Austin Purpose: electric and telephone lines and systems. DOES NOT AFFECT THIS TRACT.
- 10.q. Terms, Conditions, and Stipulations in the Agreement: Recorded: Volume 8593, Page 174, Real Property Records, Travis County, Texas. Type: Easement (Non-exclusive for ingress and egress) DOES NOT AFFECT THIS TRACT.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN JANUARY, 2017

*Robert C. Steubing* 06-22-2017  
ROBERT C. STEUBING (512-505-7146) DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

