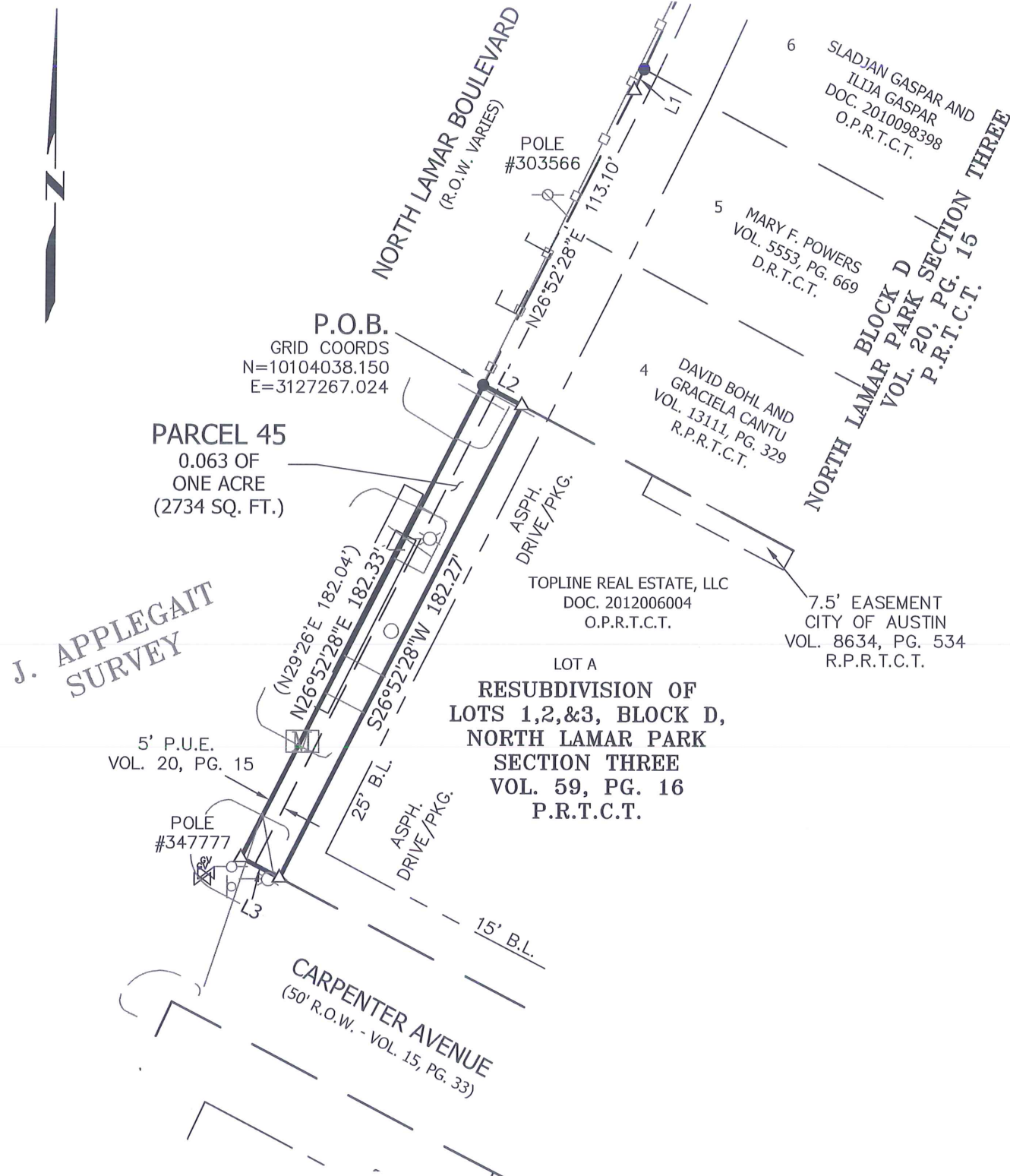




SEE SHEET 4 FOR LINE TABLE AND
TITLE COMMITMENT NOTES



FIRM REGISTRATION NO. 10001800

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY

GF NO.: 1619579-KFO

ISSUE DATE: JUNE 10, 2016 - EFFECTIVE DATE: MAY 27, 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 DESCRIBED IN VOL. 20, PG. 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; VOL. 2833, PG. 458; VOL. 2876, PG. 238 AND VOL. 3136, PG. 1027, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

10a. NOT A SURVEY MATTER.

10b. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED AND 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. BUILDING SETBACK LINES AS SHOWN ON RECORDED PLAT AND DEDICATION. NOTED AND SHOWN HEREON.

10f. 5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE AS SHOWN ON RECORDED PLAT AND DEDICATION. SHOWN HEREON.

10g. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN VOL. 20, PG. 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.

10h. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 2833, PG. 458, VOL. 2876, PG. 238, AND VOL. 3136, PG. 1027, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.

10i. 5' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR PROPERTY LINE, AS SET FORTH IN VOL. 2833, PG. 458, VOL. 2876, PG. 238, AND VOL. 3136, PG. 1027, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.

10j. 7.5' ELECTRIC/TELEPHONE EASEMENT RECORDED IN VOL. 8634, PG. 534, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON - DOES NOT AFFECT.

10k. NOT A SURVEY MATTER.

Line Table		
Line #	Direction	Length
L1	N24° 53' 38"E	8.00'
L2	S62° 16' 23"E	15.00'
L3	N62° 31' 23"W	15.00'

LEGEND

●	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

—○—	GUARDRAIL	—□—	WOOD PRIVACY FENCE
○	POLE	—+—+—+—	IRON FENCE
—○—	POWER POLE	—OHE—	OVERHEAD ELECTRIC
⊥	SIGN POST	⊗	ELECTRIC MISC.
WV	WATER VALVE	ⓔ	ELECTRIC MANHOLE
⊗	WATER METER	CO	WASTEWATER CLEANOUT
ⓂH	UNKNOWN MANHOLE	ICV	IRRIGATION CONTROL VALVE
PB	ELECTRIC PULLBOX	⊗	WATER METER
Ⓜ	MAILBOX	⊗	FIRE HYDRANT
		BP	BOLLARD
		Ⓣ	TELEPHONE MANHOLE
		TEL	TELEPHONE PEDESTAL
		TV	CABLE MARKER
		CONC.	CONCRETE
		ASPH.	ASPHALT
		PKG.	PARKING AREA
		E.P.	EDGE OF PAVEMENT
		B.O.C.	BACK OF CURB

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.

[Signature]

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS - NO. 6428

03/22/2017
DATE



JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 45	
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: AG	CHK BY: JB
SHEET 04 of 04	FIELDBOOKS: 265/267
SCALE: 1" = 50'	



LANDESIGN
SERVICES, INC.

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FIRM REGISTRATION NO. 10001800