

# EXHIBIT "B"

SCALE: 1" = 50'

SEE PAGE 4 FOR LINE TABLE  
AND TITLE COMMITMENT NOTES

JOHN APPELGAIT  
SURVEY NO. 58

WHITE PLAINS SECTION 4,  
PHASE 2  
VOL. 17, PG. 10  
P.R.T.C.T.

WAGON TRAIL  
(60' ROW)

NORTH LAMAR BOULEVARD  
(WIDTH VARIES)

PARCEL 90  
0.0192 ACRES  
(838 SQ. FT.)

LOT 3

10' BL PER PLAT  
VOL. 16, PG. 41  
VOL. 2646, PG. 359

5' BL VOL. 2646, PG. 359

35' B.L. PER PLAT  
VOL. 16, PG. 41

5' BL VOL. 2646, PG. 359

LOT 2

LOTS 1-3,  
WHITE PLAINS SECTION 4, PHASE 1  
VOL. 16, PG. 41,  
P.R.T.C.T.  
CONVEYED TO  
BLUFF SPRINGS FOOD MART  
DOCUMENT NO. 2000100700  
O.P.R.T.C.T.

5' BL VOL. 2646, PG. 359

5' BL VOL. 2646, PG. 359

5' PUE, MAINTENANCE  
& DRAINAGE ESMT  
PER PLAT  
VOL. 16, PG. 41  
VOL. 2646, PG. 359

LOT 1

10' COA ESMT  
VOL. 4833, PG. 820

5' BL VOL. 2646, PG. 359

LOT 4B,

ALAMEDDINE, LLC  
DOC. NO. 2016085679  
O.P.R.T.C.T.

0.818 ACRES  
RICHMOND & TAMMIE TRAN  
DOCUMENT NO. 2004012609  
O.P.R.T.C.T.

POWER  
POLE  
311936

L2

POWER  
POLE  
311896

L3

P.O.B.  
N:10110837.59  
E:3130282.59

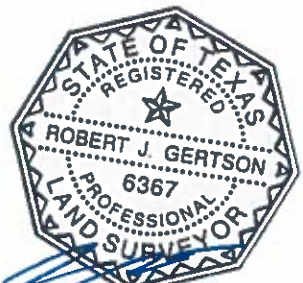
10' R.O.W WIDENING  
PER PLAT  
VOL. 16, PG. 41

25' B.L.  
VOL. 2646, PG. 359

P.O.C.

S24°23'28"W 113.56'

N24°38'49"E 124.95'



5-8-17

PAGE 3 OF 4

EXHIBIT to ACCOMPANY DESCRIPTION

0.0192 AC

**JACOBS®**

2705 Bee Cave Road, Suite 300  
Austin, Texas 78746  
(512) 314-3100 Fax (512) 314-3135



## OWNERSHIP AND EASEMENT REPORT PROVIDED BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 GF NO.: AUT-13-671-AUT16006432SG  
 EFFECTIVE DATE: JUNE 29, 2016  
 ISSUED DATE: JULY 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.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOL. 2646, PG. 359, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

10.

d) BUILDING SETBACK LINES AS SET OUT ON PLAT RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

e) 5' EASEMENT ALONG THE REAR PROPERTY LINE(S), RECORDED IN VOL.

16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

f) 5' EASEMENT ALONG THE SOUTHERLY PROPERTY LINE(S), RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

g) 10' STRIP ALONG THE FRONT PROPERTY LINE(S) RESERVED FOR WIDENING OF ROW, AS SET OUT ON PLAT RECORDED IN VOL. 16, PG. 41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

h) UTILITY AND DRAINAGE EASEMENT RECORDED IN VOL. 2646, PG. 356, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

i) ELECTRIC EASEMENT GRANTED TO CITY OF AUSTIN, RECORDED IN VOL. 4833, PG. 820, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

j) MATTERS CONTAINED IN THAT CERTAIN AGREEMENT DOCUMENT RECORDED IN VOL. 13369, PG. 94, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

k) AGREEMENT OF LEASE BETWEEN B.F. MCCOY AND WIFE, LOIS MCCOY AND SIGMOR CORPORATION, RECORDED IN VOL. 4685, PG. 1601, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

l) MEMORANDUM OF LEASE BETWEEN BLUFF SPRINGS FOOD MART, INC. AND REAGAN NATIONAL ADVERTISING FIRM OF AUSTIN, INC., RECORDED IN DOCUMENT NO. 2015202100, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

5-8-17



Line Table

Line #	Direction	Length
L1	N00° 39' 30"W	66.71'
L2	S62° 14' 11"E	28.56'
L3	S24° 38' 49"W	58.76'

## LEGEND

●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
⊙	IRON PIPE FOUND
△	CALCULATED POINT
⊗	WATER VALVE
⊖	POWER POLE
⊙	BOLLARD
↖	GUY WIRE
⊙	POWER POLE WITH LIGHT
b	SIGN
⊗	LIGHT POLE
BL	BUILDING LINE
ESMT	EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
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

PAGE 4 OF 4

EXHIBIT to ACCOMPANY DESCRIPTION

0.0192 AC

# JACOBS®

2705 Bee Cave Road, Suite 300  
 Austin, Texas 78746  
 (512) 314-3100 Fax (512) 314-3135

