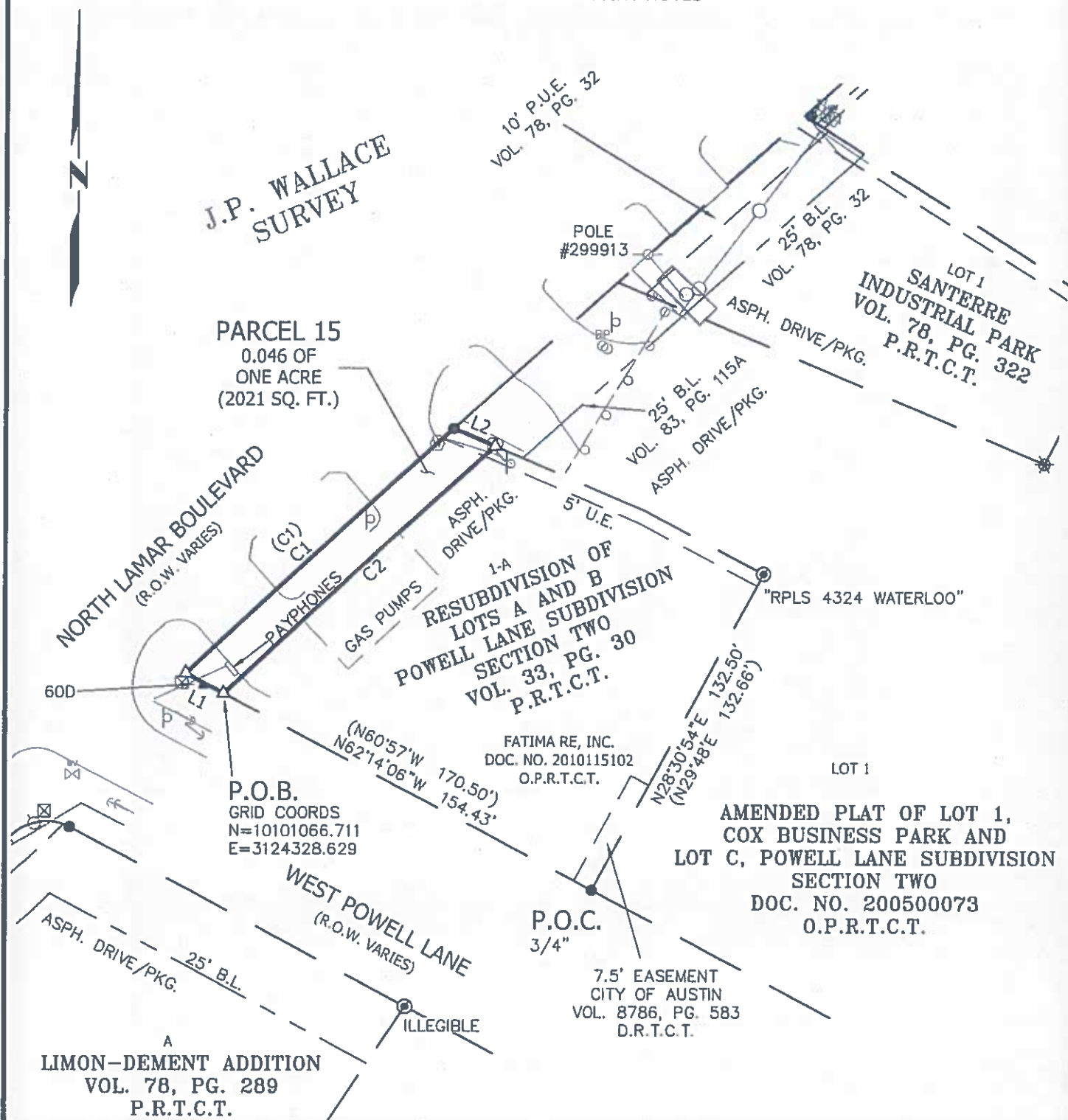




GRAPHIC SCALE

EXHIBIT "B"

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



JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006_PARCEL 15

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: AG CHK BY: JB

SHEET 03 of 04 FIELDBOOKS: 265/267 SCALE: 1" = 50'



LANDESIGN SERVICES, INC.

512-238-7001
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-CTA1601073JP

ISSUE DATE: JUNE 8, 2016 - EFFECTIVE DATE: MAY 31, 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. NOT A SURVEY MATTER.
 10h. 5' UTILITY EASEMENT ALONG THE NORTHEAST PROPERTY LINE SHOWN ON THE PLAT RECORDED IN VOL. 33, PG. 30. PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
 10i. 5'x8' ELECTRIC EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 3307, PG. 2209, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE WITHOUT PARENT DEEDS.
 10j. 7.5' PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 8786, PG. 583, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON - DOES NOT AFFECT.
 10k. NOT A SURVEY MATTER.
 10l. NOT A SURVEY MATTER.

Line Table		
Line #	Direction	Length
L1	N62° 14' 06"W	15.90'
L2	S67° 02' 08"E	16.58'

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
- 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'	133.97'	1°00'41"	N47° 38' 56"E	133.97'
C2	7574.49'	135.48'	1°01'29"	S47° 41' 44"W	135.48'
(C1)	7589.49'	134.08'		N48° 56'E	134.08'

LEGEND

- CO WASTEWATER CLEANOUT
- W WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- UN UNKNOWN MANHOLE
- PB ELECTRIC PULLBOX
- GUARDRAIL
- IRON FENCE
- OHE — OVERHEAD ELECTRIC
- ⊗ ELECTRIC MISC.
- ⊙ ELECTRIC MANHOLE
- POLE
- POWER POLE
- ⊥ SIGN POST
- W WATER METER
- ⊙ FIRE HYDRANT
- ⊙ 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

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