

**PROPERTY DESCRIPTION  
PARCEL 62**

A 0.0473 acre (2,062 square feet) Tract of land, situated in the J. APPLGAIIT SURVEY Number 58, being a portion of Lot 8-C, RESUBDIVISION OF LOTS 8A AND 8B OF THE RESUBDIVISION OF LOTS 6, 7, 8, & 9 OF NORTH LAMAR PARK ANNEX, a subdivision recorded in Volume 72, Page 43, Plat Records of Travis County, Texas, and conveyed to Latigo Ranch, LLC in Document Number 2011145026, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (Grid Coordinates: N=10,105,043.96, E=3,127,736.88) for the northernmost corner of Lot 9-A, Resubdivision of Lots 6, 7, 8, & 9 of North Lamar Park Annex, a subdivision recorded in Volume 71, Page 94, Plat Records of Travis County, Texas, also being the westernmost corner of said Lot 8-C and also being in the easterly right-of-way line of North Lamar Blvd (R.O.W. Varies);

**THENCE**, with the westerly line of said Lot 8-C and said North Lamar Blvd. right-of-way line, N24°48'48"E, a distance of 137.50 feet to a 1/2 inch iron rod found, for the northernmost corner of said Lot 8-C, also being the westernmost corner of Lot 6-A, of said Resubdivision of Lots 6, 7, 8 & 9 of North Lamar Park Annex, said tract of land conveyed to Edward C. and Teresa M. Keefe in Document No. 2009026639, Official Public Records of Travis County, Texas;

**THENCE**, with the common boundary line of said Lot 8-C and said Lot 6-A, S60°51'12"E, a distance of 15.04 feet, to a calculated point, from which a 1/2 inch iron rod found for the easternmost corner of said Lot 8C, also being the southernmost corner of said Keefe tract, and also being a corner of a tract of land conveyed to Austin Independent School District in Volume 3189, Page 1688, Deed Records of Travis County, Texas bears, S60°51'12"E, a distance of 175.51 feet;

**THENCE**, crossing said Lot 8-C, S24°48'48"W, a distance of 137.50 feet to a calculated point, in the southerly boundary line of said Lot 8-C, also being in the northerly boundary line of said Lot 9-A;

**THENCE**, with the common boundary line of said Lot 8-C and said Lot 9-A, N60°51'12"W, a distance of 15.04 feet, to the **POINT OF BEGINNING**, and containing 0.0473 acre (2,062 square feet) of land more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument AC6346, Designation AUS5 B having grid coordinate values N=10,085,175.04, E=3,109,082.36.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the Month of January, 2017



3-29-17

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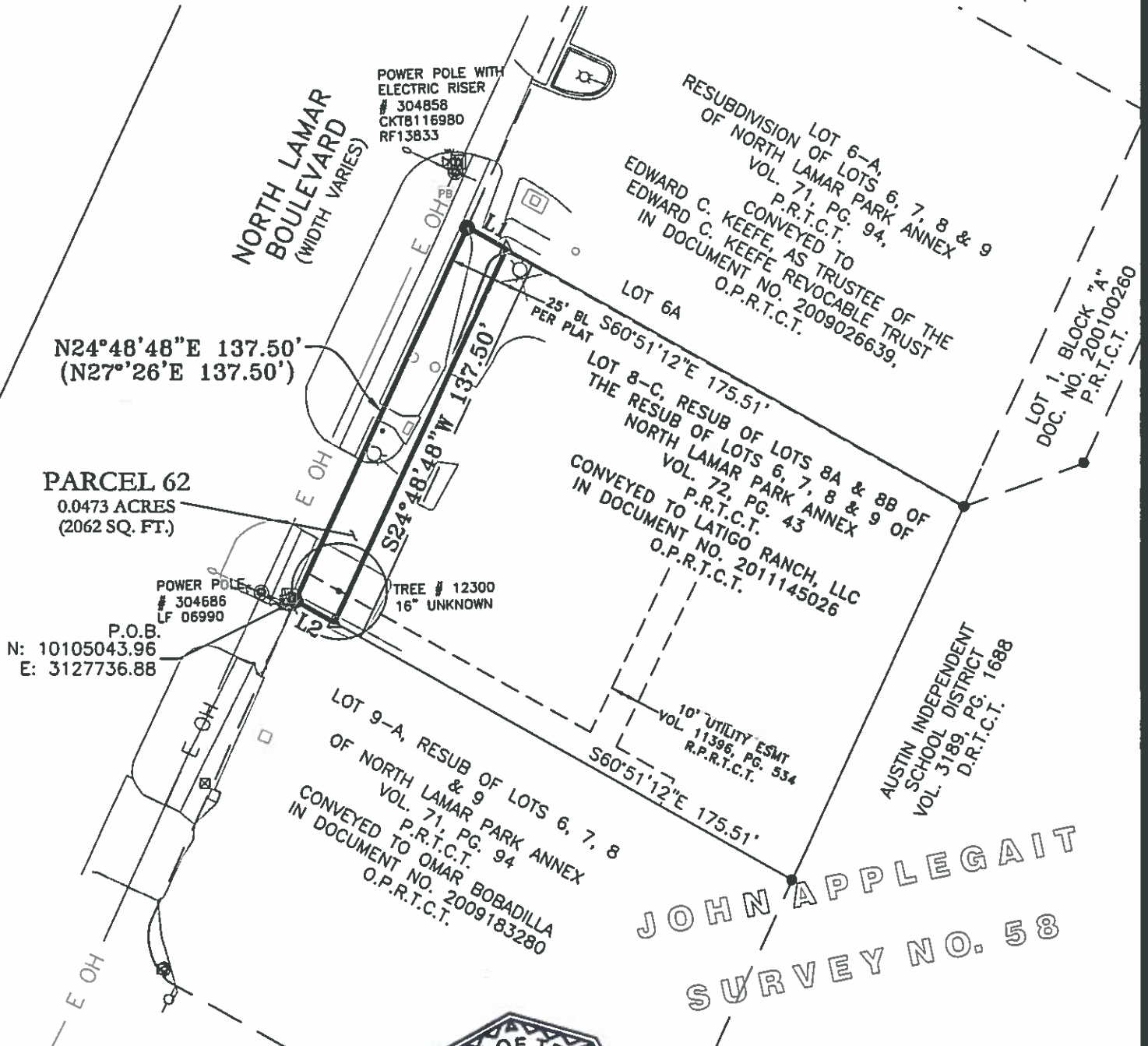
Robert J. Gertson, Registered Professional Land Surveyor 6367  
Jacobs Engineering Group Inc. TBPLS Firm: 10152301  
2705 Bee Cave Road, Suite 300  
Austin, TX 78746  
(512) 314-3100

Date

# EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE  
AND TITLE COMMITMENT NOTES

SCALE: 1" = 50'



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EXHIBIT to ACCOMPANY DESCRIPTION

0.0473 AC

**JACOBS**

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

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO.: AUT-13-671-AUT16005866SG

ISSUE DATE: JUNE 9, 2016 - EFFECTIVE DATE: JUNE 1, 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.

10. d) BUILDING SETBACK LINES AS SET OUT ON PLAT RECORDED IN VOLUME 72, PAGE 43, PLAT RECORDS OF TRAVIS COUNTY, TEXAS - as shown on drawing
- e) 10' UTILITY EASEMENT, AS RECORDED IN VOLUME 11396, PAGE 534, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS - as shown on drawing
- f) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT, "LANDSCAPE AGREEMENT" WHICH PROVIDES FOR AMONG OTHER THINGS: ALLOWS FOR LANDSCAPING AND AN IRRIGATION SYSTEM, RECORDED IN VOLUME 11663, PAGE 1951, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. - not survey related

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- LIGHT POLE
- POWER POLE
- ↖ GUY WIRE
- POWER POLE WITH LIGHT
- ⊗ WATER VALVE
- ⊞ WATER METER
- FLAG POST
- ⊞ ELECTRIC PULL BOX
- POST
- BL BUILDING LINE
- ESMT EASEMENT
- POB POINT OF BEGINNING
- 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

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



Line Table		
Line #	Direction	Length
L1	S60° 51' 12"E	15.04'
L2	N60° 51' 12"W	15.04'

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EXHIBIT to ACCOMPANY DESCRIPTION 0.0473 AC

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