

# EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

## PARCEL 63A

POWER POLE  
# 305034

EDWARD C. KEEFE, TRUSTEE OF THE EDWARD C. KEEFE REVOCABLE TRUST  
AND TERESA M. KEEFE, TRUSTEE OF THE TERSA M. KEEFE REVOCABLE TRUST  
SPECIAL WARRANTY DEED  
DOC. NO. 2009026639 O.P.R.T.C.T.  
Lots 2, 3, 4 & 5, North Lamar Park Annex  
Per Vol 56, Pg 98, P.R.T.C.T.

THE CITY OF AUSTIN  
10' ELECTRIC DISTRIBUTION, TRANSMISSION  
AND TELECOMMUNICATIONS EASEMENT  
DOC. NO. 2001188083 O.P.R.T.C.T.

LOTS 2 THROUGH 5  
LOT 6-A

## JOHN APPELGAIT SURVEY NO. 58

EDWARD C. KEEFE, TRUSTEE OF THE EDWARD C. KEEFE REVOCABLE TRUST  
AND TERESA M. KEEFE, TRUSTEE OF THE TERSA M. KEEFE REVOCABLE TRUST  
SPECIAL WARRANTY DEED  
DOC. NO. 2009026639 O.P.R.T.C.T.  
LOT 6A, RESUBDIVISION OF LOTS 6, 7, 8 &  
9 OF NORTH LAMAR PARK ANNEX  
PER VOL. 71, PG. 94 P.R.T.C.T.  
LESS AND EXCEPT 3,412 SQ. FT. DRAINAGE ESMT.

NUM	BEARING	DISTANCE
L1	N24°42'01"E	14.66'
L2	S62°53'53"E	15.01'
L3	S24°42'01"W	15.18'
L4	N60°54'57"W	15.04'

POWER POLE # 304858  
CKT8116980  
RF13833

P.O.B.  
Grid Coordinates  
N(Y) 10105168.550  
E(X) 3127794.500

SEE DETAIL ONE

PARCEL 63A  
0.005 ACRES  
(224 SQ. FT.)

YC ENTERPRISES LLC  
SPECIAL WARRANTY DEED  
DOC# 2019114089 O.P.R.T.C.T.

LOT 8-C, RESUBDIVISION OF LOTS 8A & 8B OF THE RESUBDIVISION OF LOTS 6,  
7, 8 & 9 NORTH LAMAR PARK ANNEX PER VOL. 72, PG. 43, P.R.T.C.T.

Edward C. Keefe as Trustee of the  
Edward C. Keefe Revocable Trust  
AND  
Mesa Pavillion Associates, L.L.C.  
Special Warranty Deed  
Ingress/Egress Easement  
Doc. No. 2006183566 OPRTCT

Rundberg-Lamar Retail, L.P.  
Special Warranty Deed With Assignment Of Vendor's Lien  
Doc. No. 2001143234 OPRTCT  
Vol. 71 Pg. 94 PRCTCT  
Remainder of Lot 6A, Resubdivision Of Lots 6, 7, 8 and 9 of North Lamar Park

175.43'

SCALE: 1"=30'



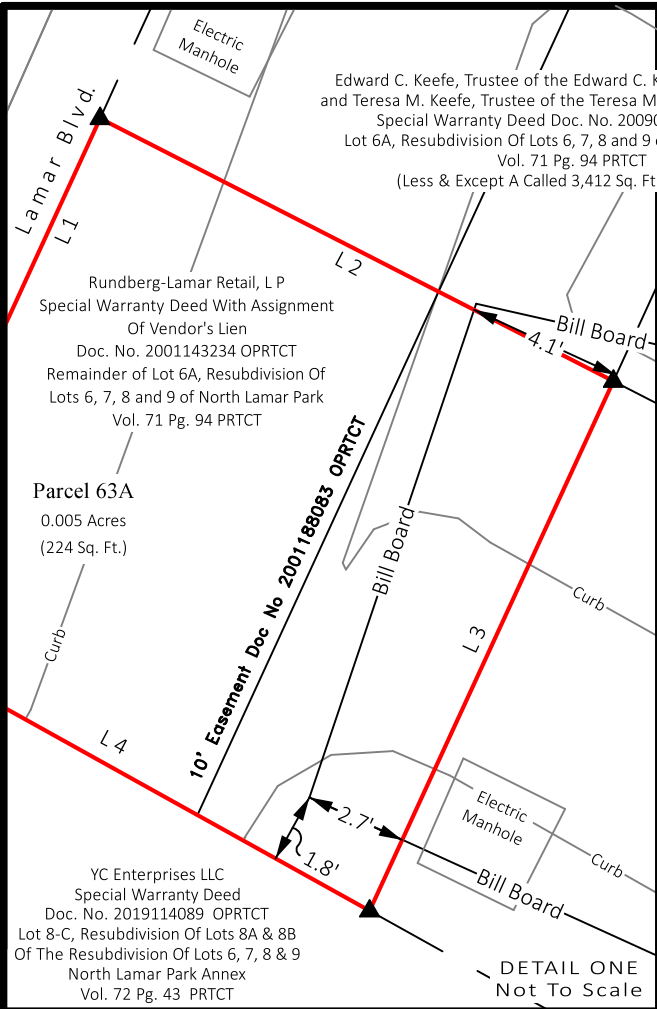
### NOTES:

BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM,  
TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

EDWARD C. KEEFE, TRUSTEE OF THE EDWARD C. KEEFE REVOCABLE TRUST  
AND TERESA M. KEEFE, TRUSTEE OF THE TERSA M. KEEFE REVOCABLE TRUST  
SPECIAL WARRANTY DEED  
DOC. NO. 2009026639 O.P.R.T.C.T.  
LOT 1, BLOCK "A"  
RUNDBERG-LAMAR SUBDIVISION  
DOC. NO. 200100260, O.P.R.T.C.T.



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES  
PARCEL 63A



LEGEND

●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
▲	CALCULATED POINT
⊙	BOLLARD
⊠	ELECTRIC METER
⊞	IRRIGATION CONTROL VALVE
⊕	SIGN
⊗	LIGHT POLE
⊙	POWER POLE
⊙	POWER POLE WITH LIGHT
⊗	WATER VALVE
⊞	WATER METER
•	FLAG POLE
⊞	ELECTRIC PULL BOX
○	BILLBOARD 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

COMMITMENT FOR TITLE INSURANCE PROVIDED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF No.: AUT-13-671-AUT21008486L

ISSUE DATE: May 28, 2021 - EFFECTIVE DATE: April 29, 2021

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 itemized below:

Those recorded in Document No. 2001159059, Official Public Records [ NOT A SURVEYING MATTER ]; Volume 71, Page 94, Plat Records [ AFFECTS TRACT AS SHOWN HEREON ], both of Travis County, Texas.

10.D. 25 foot wide Building Line along west property line, as set forth on the plat recorded in Volume 71, Page 94, Plat Records of Travis County, Texas.

10.E. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: [ AFFECTS TRACT AS SHOWN HEREON. ]

Granted to: City of Austin Purpose: electric transmission and distribution facilities and appurtenances

Recording Date: November 7, 2001 Recording No: Document No. 2001188083, Official Public Records of Travis County, Texas

10.F. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: [ BLANKET TYPE EASEMENT. AFFECTS TRACT. ]

Granted to: City of Austin Purpose: electric lines and systems

Recording Date: October 29, 2002 Recording No: Document No. 2002204916, Official Public Records of Travis County, Texas

10.G. Terms, conditions, stipulations and provision contained in that certain Drainage Easement Agreement executed by Rundberg-Lamar Retail, LP, recorded on May 11, 2003 in Document No. 2003132304, Official Public Records of Travis County, Texas. [ DRAINAGE EASEMENT CONTAINS ALL OF PARENT TRACT TO THIS TRACT AND AS SUCH AFFECTS ALL OF THIS TRACT. ]

10.H. Billboard Easement as disclosed in Deed recorded on September 21, 2006 in Document No. 2006183566, Official Public Records of Travis County, Texas. [ AFFECTS TRACT ]

10.I. Easement Estate and easement rights as conveyed in a Deed granted to Edward C. Keefe, Trustee of the Edward C. Keefe Revocable Trust dated May 23, 1997, and Teresa M. Keefe, Trustee of the Teresa M. Keefe Revocable Trust dated July 15, 1997, recorded on February 23, 2009 in Document No. 2009026639, Official Public Records of Travis County, Texas. [ AFFECTS TRACT ]

*Robert C. Steubing*

07/14/2021

ROBERT C. STEUBING (512-505-7146)

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

