

**PROPERTY DESCRIPTION  
PARCEL 66**

**SURVEY OF A 0.060 ACRES (2,634 SQUARE FEET) OF LAND, IN THE JOHN APPLGAIIT SURVEY NUMBER 58 AND BEING A PORTION OF LOT 2, NORTHWEND PHASE "B" SECTION ONE-D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 84, PAGE 97B, PLAT RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 2, BEING DESCRIBED TO HONG T. NGUYEN IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2006109271, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID 0.060 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a calculated point having Grid Coordinates of N(Y) 10106104.657, E(X) 3128241.822 NAD83, Texas Central Zone 4203, for the east corner of the herein described 0.060 acres of land, same being a point on the common dividing line of said Lot 2 and Lot 3, of the said Northwend Phase "B" and from this point a one-half inch iron rod found beneath the concrete curb of an island in a paved parking lot bears South 65°24'15"East, a distance of 174.21 feet for the east corner of the said Lot 2 and a lower interior ell corner of Lot 1, of the said NorthWend Phase "B";

**THENCE** South 24°49'18"West, a distance of 175.59 feet and crossing over the said Lot 2, to a calculated point for the south corner of the herein described 0.060 acres of land, same being a point on the southwest line of said Lot 2, and a point on the northeast line of Lot 1, Safeway Addition No. 13, a subdivision in Travis County, Texas, according to the plat recorded in Volume 77, Page 106, Plat Records of Travis County, Texas and from this point a one-half inch iron rod found in a paved parking lot for the south corner of the said Lot 2, same being the lower west corner of the said Lot 1, Northwend Phase "B" and a point on the northeast line of the said Lot 1, Safeway Addition No. 13, bears South 65°25'30" East, a distance of 174.45 feet;

**THENCE** North 65°25'30" West, a distance of 15.00 feet along the common dividing line of the said Lot 1, Safeway Addition and the said Lot 2, to a three-quarter inch iron rod found for the west corner of the said Lot 2, same being the north corner of the said Lot 1, Safeway Addition, and a point on the southeast right-of-way line of North Lamar Boulevard and the south corner of that certain ten foot strips of land dedicated as additional right-of-way as depicted on the plats of the said Safeway Addition and the said Northwend Phase "B";

**THENCE** North 24° 49' 18" East, a distance of 175.59 coincident with the southeast line of the said ten foot strip of land and the said north Lamar Boulevard right-of-way, same being the northwest line of the said Lot 2, to a punch hole in a concrete curb found for the north corner of the herein described 0.060 acres of land and the said Lot 2, same being the west corner of Lot 3, of the said Northwend Phase 'B', same being a point on the southeast line of the said ten foot strip of land and the said north Lamar Boulevard;

**THENCE** South 65°24'15" East, a distance of 15.00 feet along the common dividing line of the said Lot 2 and the said Lot 3 to the **POINT OF BEGINNING** and containing 0.060 acre (2,634 square feet) of land more or less.

**BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: **AUSTIN ENERGY**

*Robert C. Steubing*  
Robert C. Steubing Registered Professional Land Surveyor No. 5548



*06/19/2017*  
Date

# EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE AND  
TITLE COMMITMENT NOTES

LOT 4, NORTHWEND  
PHASE "B"  
SECTION ONE-D  
VOL. 84, PG. 97B,  
P.R.T.C.T.

LOT 1, NORTHWEND PHASE "B"  
SECTION ONE-D

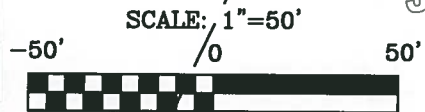
LOT 3  
9511 NORTH LAMAR LTD  
DOC. NO. 2010126510  
O.P.R.T.C.T.

P.O.B.  
N: 10106104.657  
E: 3128241.822

NORTHWEND PHASE "B" SECTION ONE-D  
VOL. 84, PG. 97B,  
P.R.T.C.T.

LOT 1, NORTHWEND PHASE "B"  
SECTION ONE-D

LOT 1, SAFEWAY ADDITION NO. 13  
VOL. 77, PG. 106,  
P.R.T.C.T.



JOHN APPELGAIT  
SURVEY NO. 58

NORTH LAMAR BOULEVARD  
(WIDTH VARIES)

POWER POLE  
# 305984 CKT811

TREE # 8051  
15" LO

TREE # 8042  
12" LO  
POWER POLE  
# 305895 941

PARCEL 66  
0.060 ACRES  
(2,634 SQ. FT.)

POWER POLE  
# 305814  
RF08989

10" TELEPHONE  
EASEMENT  
VOL. 2895, PG. 44

TREE # 8022  
17" LO

35' B.L.  
PER PLAT

10' ROW  
RESERVATION

10' PUE AND ACCESS  
VOL. 84, PG. 97B

S65°25'30"E  
174.45'

30' JAD AND PUE  
PER PLAT  
VOL. 84, PG. 97B

S65°24'15"E  
174.21'

LOT 2, NORTHWEND PHASE "B"  
SECTION ONE-D  
VOL. 84, PG. 97B,  
P.R.T.C.T.

HONG T. NGUYEN IN  
DOCUMENT NO. 2006109271  
O.P.R.T.C.T.

25' JAD AND PUE  
PER PLAT  
VOL. 84, PG. 97B

10' PUE  
PER PLAT  
VOL. 84, PG. 97B

30' JAD AND PUE  
PER PLAT  
VOL. 84, PG. 97B

*Robert C. Steubing* 06/19/2017  
ROBERT C. STEUBING (512-505-7148) DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

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Line Table		
Line #	Direction	Length
L1	S24° 49' 18"W	175.59'
L2	N65° 25' 30"W	15.00'
L3	N24° 49' 18"E	175.59'
L4	S65° 24' 15"E	15.00'

Record Line Table		
Line #	Direction	Length
(L3)	N24° 45' 47"E	175.00'

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 JUNE, 2017

*Robert C. Steubing 06/19/2017*  
**ROBERT C. STEUBING (512-505-7146) DATE**  
**REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548**

# LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▲ PUNCH HOLE FOUND
- ▲ 3/4" IRON ROD FOUND
- ▲ CALCULATED POINT
- Ⓢ STORM SEWER MANHOLE
- FENCE
- ⊠ ELECTRIC METER
- ⊠ TELEPHONE BOX
- Ⓢ TELEPHONE MANHOLE
- ⊠ IRRIGATION CONTROL VALVE
- LIGHT POLE
- ↖ GUY WIRE
- POWER POLE WITH LIGHT
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ ELECTRIC PULL BOX
- POST
- BL BUILDING LINE
- ESMT EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- JAD JOINT ACCESS AND DRAINAGE
- 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:

CHICAGO TITLE COMPANY

GF. NO.: CTA-07-CTA1701384JP

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. Restrictive covenants of record in: Volume 7653, Page 877, Deed Records of Travis County, Texas; Volume 83, Page 115D and Volume 84, Pages 97B-97C, Plat Records of Travis County AFFECTS TRACT.

10.g. Ten (10) foot public utility easement along North Lamar Blvd. as shown on the plat recorded in Volume 84, Pages 97B-97C, Plat Records of Travis County, Texas. AFFECTS TRACT.

10.h. Ten (10) foot future right of way easement along North Lamar Blvd. as shown on the plat recorded in Volume 84, Pages 97B-97C, Plat Records of Travis County, Texas. AFFECTS TRACT.

10.i. Thirty five (35) foot building line along North Lamar Blvd, as shown on the plat recorded in Volume 84, Pages 97B-97C, Plat Records of Travis County, Texas. AFFECTS TRACT.

10.j. 25' joint access, drainage and public utility easement along southeasterly lot line, as shown on the plat recorded in Volume 84, Pages 97B and 97C, Plat Records of Travis County, Texas. DOES NOT AFFECT TRACT.

10.k. 30' joint access, drainage, public utility easement along the southerly lot line, as shown on the plat recorded in Volume 84, Pages 97B and 97C, Plat Records of Travis County, Texas. AFFECTS TRACT.

10.l. Public utility easement and access easement, 10 feet wide, along Southwest lot line, as shown on the plat recorded in Volume 84, Pages 97B-97C, Plat Records of Travis County, Texas. AFFECTS TRACT.

10.m. Easement executed by Northwend Joint Venture, to City of Austin, dated June 7, 1984, recorded in/under Volume 8649, Page 847, Real Property Records of Travis County, Texas. MAY AFFECT TRACT.

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