



## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### PROPERTY DESCRIPTION PARCEL 06

BEING A 0.125 OF ONE ACRE (5424 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, NORTHWAY CREST SECTION FOUR, RECORDED IN VOL. 78, PG. 376-377 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 3 BEING DESCRIBED IN A WARRANTY DEED TO WITH VENDOR'S LIEN TO AUSTIN CENTER, RECORDED IN VOL. 6948, PG. 609 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.125 OF ONE ACRE (5424 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Texas Department of Transportation (TxDOT) Type II Concrete Monument found (Grid Coordinates: N=10099077.910, E=3122917.785) for the West corner of said Lot 3 and the North corner of Lot 4, of said NORTHWAY CREST SECTION FOUR, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a TxDOT Type II Concrete Monument found for an angle point in the West line of said Lot 4 and said existing Easterly right-of-way line of North Lamar Boulevard, bears South 36°36'52" West a distance of 185.36 feet;

**THENCE North 31°51'47" East** coincident with the common dividing line of said Lot 3 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **361.15** feet to a 5/8-inch iron rebar found for the North corner of Lot 3 and said West corner of Lot 2, of said NORTHWAY CREST SECTION FOUR, also being in said existing Easterly right-of-way line of North Lamar Boulevard;

**THENCE South 60°56'18" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 3 and said Lot 2, a distance of **15.02** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

**THENCE South 31°51'47" West** over and across said Lot 3, a distance of **361.99** feet to a Calculated Point not set in the Southwest line of said Lot 3 and the Northeast line of said Lot 4;

## EXHIBIT "A"

PAGE 2 OF 4

THENCE North **57°42'18"** West coincident with the common dividing line of said Lot 3 and said Lot 4, a distance of **15.00** feet to the **POINT OF BEGINNING** and containing 0.125 of one acre of land (5424 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.



Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

01/27/2017  
Date



Job Number: 16-006\_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006\_Parcel 06



GRAPHIC SCALE

# EXHIBIT "B" A

SEE SHEET 4 FOR LINE TABLE AND  
TITLE COMMITMENT NOTES

J.P. WALLACE  
SURVEY

NORTH LAMAR BOULEVARD  
(R.O.W. VARIES)

POLE  
#351610

10' P.U.E.  
VOL. 78, PG. 376

5/8"

2  
NORTHWAY CREST  
SECTION FOUR  
VOL. 78, PG. 376-377  
P.R.T.C.T.

PARCEL 6  
0.125 OF  
ONE ACRE  
(5424 SQ. FT.)

AUSTIN CENTER  
VOL. 6948, PG. 609  
D.R.T.C.T.

3  
NORTHWAY CREST  
SECTION FOUR  
VOL. 78, PG. 376-377  
P.R.T.C.T.

P.O.B.  
GRID COORDS  
N=10099077.910  
E=3122917.785

(N34°24'E 361.07')  
N31°51'47"E 361.15'  
S31°51'47"W 361.99'

B.O.C.

B.O.C.

185.36'  
S36°36'52"W

40' PRIVATE ROAD &  
UTILITY EASEMENT  
VOL. 4223, PG. 1716  
D.R.T.C.T.

JOB NUMBER: 16-006

DATE: 01/27/2016

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006\_PARCEL 06

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.

512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800



OWNERSHIP AND EASEMENT REPORT PROVIDED BY: GRACY TITLE  
REF NO.: OEAS425  
EXECUTED DATE: MAY 23, 2016

ONLY THOSE ITEMS LISTED ON THE ABOVE REFERENCED OWNERSHIP AND EASEMENT REPORT 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 THE FOLLOWING EASEMENTS, COVENANTS AND RESTRICTIONS:

1. ELECTRIC EASEMENT FILED OCTOBER 10, 1938 AND RECORDED IN VOLUME 601, PAGE 83, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
2. RIGHT-OF WAY AGREEMENT FILED DECEMBER 11, 1979 AND RECORDED IN VOLUME 6810, PAGE 12, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
3. PLAT FILED NOVEMBER 29, 1979 AND RECORDED IN VOLUME 78, PAGE 376, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
4. COVENANT, DECLARATION AND AGREEMENT OF PERPETUAL EASEMENT FILED MARCH 31, 1980 AND RECORDED IN VOLUME 6931, PAGE 381, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
5. ELECTRIC EASEMENT FILED SEPTEMBER 10, 1981 AND RECORDED IN VOLUME 7572, PAGE 909, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.
6. COVENANT, DECLARATION AND AGREEMENT OF PERPETUAL EASEMENT FILED JANUARY 20, 1982 AND RECORDED IN VOLUME 7665, PAGE 240, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
7. ELECTRIC EASEMENT FILED FEBRUARY 22, 1984 AND RECORDED IN VOLUME 8465, PAGE 930, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.

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).

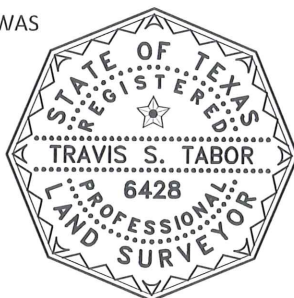
DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

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



| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| L1         | S60° 56' 18"E | 15.02' |
| L2         | N57° 42' 18"W | 15.00' |

## LEGEND

|              |   |
|--------------|---|
| ■            | 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" OR AS NOTED)                |
| ▲            | 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                         |
| B.L.         | BUILDING LINE                                   |
| (S45°E 45')  | RECORD INFO. PER TRAVIS COUNTY                  |

## LEGEND

|          |                    |
|----------|--------------------|
| — OHE —  | OVERHEAD ELECTRIC  |
| ⓔ        | ELECTRIC MANHOLE   |
| ○        | POLE               |
| —○—      | POWER POLE         |
| ⌋        | SIGN POST          |
| Ⓜ        | WATER METER        |
| Ⓢ        | FIRE HYDRANT       |
| Ⓢ        | GAS LID            |
| Ⓣ        | TELEPHONE MANHOLE  |
| TEL<br>Ⓣ | TELEPHONE PEDESTAL |
| CONC.    | CONCRETE           |
| ASPH.    | ASPHALT            |
| PKG.     | PARKING AREA       |
| E.P.     | EDGE OF PAVEMENT   |
| B.O.C.   | BACK OF CURB       |

|   |                     |
|---|---------------------|
| JOB NUMBER: 16-006  | DATE: 01/27/2016    |
| PROJECT NAME: 811 UPGRADE   |                     |
| DRAWING NAME: 16006_PARCEL 06   |                     |
| DRAWING FILE PATH:<br>L:\City of Austin\811 Upgrade\DWGS\Parcels                |                     |
| FIELDNOTE FILE PATH:<br>L:\City of Austin\811 Upgrade\FIELD\Field to Office\FNs |                     |
| RPLS: TST   | TECH: TST           |
| PARTYCHIEF: AG  | CHK BY: JB          |
| SHEET 04 of 04  | FIELDBOOKS: 265/267 |
| SCALE: 1"= 50'  |                     |



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