



## 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 07

BEING A 0.060 OF ONE ACRE (2613 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, NORTHWAY CREST SECTION FOUR, RECORDED IN VOL. 78, PG. 376-377 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A WARRANTY DEED TO WITH VENDOR'S LIEN TO AUSTIN CENTER, RECORDED IN VOL. 6948, PG. 605 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.060 OF ONE ACRE (2613 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 5/8-inch iron rebar found (Grid Coordinates: N=10099384.636, E=3123108.431) for the West corner of said Lot 2 and the North corner of Lot 3, 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 Texas Department of Transportation (TxDOT) Type II Concrete Monument found for the West corner of said Lot 3 and the North corner of Lot 4, of said NORTHWAY CREST SECTION FOUR, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 31°51'47" West a distance of 361.15 feet;

THENCE **North 31°51'47" East** coincident with the common dividing line of said Lot 2 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **165.90** feet to a TxDOT Type II Concrete Monument found for an angle point in the Northwest line of said Lot 2 and said existing Easterly right-of-way line of North Lamar Boulevard, also being at the Southwest end of a right-of-way cutback line;

THENCE **North 72°39'00" East** coincident with the common dividing line of said Lot 2 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **22.96** feet to a Calculated Point not set for the Northeast corner of the herein described tract, from which a TxDOT Type II Concrete Monument found for the most Northerly corner of said Lot 2, being in the existing Southerly right-of-way line of United States Highway No. 183 (R.O.W. Varies), also being at the Northeast end of said right-of-way cutback line, bears North 72°39'00" East a distance of 86.59 feet;

THENCE **South 31°51'47" West** departing said existing Easterly right-of-way line of North Lamar Boulevard, over and across said Lot 2, a distance of **182.56** feet to a Calculated Point not set in the Southwest line of said Lot 2 and the Northeast line of said Lot 3;

THENCE **North 60°56'18" West** coincident with said common dividing line of Lot 2 and Lot 3, a distance of **15.02** feet to the **POINT OF BEGINNING** and containing 0.060 of one acre of land (2613 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 07



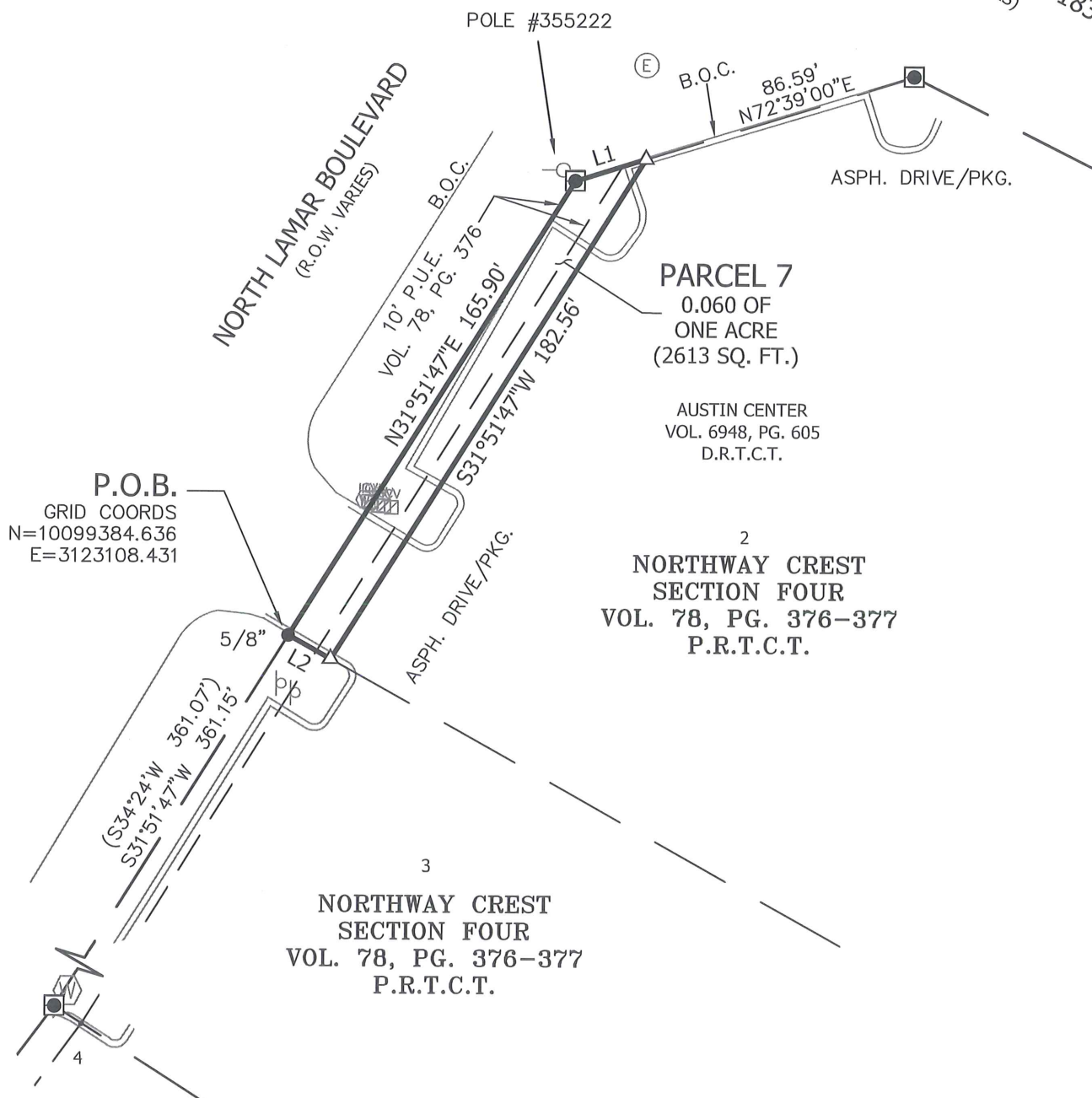
GRAPHIC SCALE

## EXHIBIT "B"

SEE SHEET 4 FOR LINE TABLE AND  
TITLE COMMITMENT NOTES

J.P. WALLACE  
SURVEY

U.S. HIGHWAY NO. 183  
(R.O.W. VARIES)



JOB NUMBER: 16-006

DATE: 01/27/2017

PROJECT NAME: 811 UPGRADE

DRAWING NAME: 16006\_PARCEL 07

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.: OEAS426  
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. PLAT FILED NOVEMBER 29, 1979 AND RECORDED IN VOLUME 78, PAGE 376, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
3. 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.
4. ELECTRIC EASEMENT FILED SEPTEMBER 10, 1981 AND RECORDED IN VOLUME 7572, PAGE 909, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.
5. 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.
6. 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.
7. RIGHT-OF WAY AND EASEMENT FILED JUNE 5, 1991 AND RECORDED IN VOLUME 11451, PAGE 739, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

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.

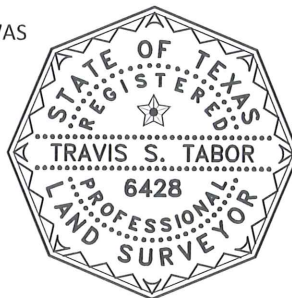
THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

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

DATE

01/27/2017



Line Table		
Line #	Direction	Length
L1	N72° 39' 00"E	22.96'
L2	N60° 56' 18"W	15.02'

## 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
⊙	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: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 07	
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels	
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\FIELD\Field to Office\FNs	
RPLS: TST	TECH: TST
PARTYCHIEF: AG	CHK BY: JB
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