

**PROPERTY DESCRIPTION
PARCEL 70**

SURVEY OF A 0.239 ACRES (10,396 SQUARE FEET) OF LAND, IN THE JOHN APPLGAIIT SURVEY NUMBER 58, AND BEING A PORTION OF LOT 2, NORTHWEND PHASE 'B' SECTION ONE-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 83, PAGE 115-D, PLAT RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 2, BEING DESCRIBED TO CORSAIR LAMAR, LLC IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2019202088 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID 0.239 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING one-half inch iron rod found having grid coordinates of N(Y) 10106523.76, E(X) 3128419.04, Texas Central Zone 4203, NAD83, for the west corner of the herein described 0.239 acres of land and the said Lot 2, same being a point on the southeast line of that certain ten foot strip of land dedicated as additional right-of-way as depicted on the plat of the said Northwend Phase 'B' Section One-A, same being a point on the southeast right-of-way line of North Lamar Boulevard and the north corner of Lot 4, Northwend Phase 'B' Section One-D, a subdivision in Travis County, Texas, according to the plat recorded in Volume 84, Page 97B, Plat Records Bastrop County, Texas;

THENCE North 24°46'12" East, a distance of 678.85 feet to a bolt found for a point of curvature of a curve to the right at the intersection of the southeast line of the said North Lamar Boulevard with the curving southerly right-of-way line of Longspur Boulevard West, according the plat of the said Northwend Phase 'B' Section One-A, for the point of curvature of the herein described 0.239 acres of land and the said Lot 2;

THENCE along a portion of said curve to the right, being concave to the southeast and along a portion of the common dividing line of the said Lot 2 and the said Longspur Boulevard West with the arc of said curve having the following curve elements: Delta Angle of 75°14'23", Radius of 20.00 feet, Arc Length of 26.26, the chord of which bears North 62°40'24" East, a chord distance of 24.42 feet to a calculated point for the most northerly corner of the herein described 0.239 acres of land, same being a point on the curving line of the said Lot 2 and the said Longspur Boulevard West and from this point a one-half inch iron rod found for the point of tangency of said curve bears along the arc of said curve and having the following curve elements: Delta Angle of 13°30'22", Radius of 20.00 feet, Arc Length of 4.71 feet, the chord of which bears North 72°57'13" East, a chord distance of 4.70feet;

THENCE South 24°46'12" West, a distance of 698.11 feet crossing over the said Lot 2 to a calculated point for the south corner of the herein described 0.239 acres of land, same being a point on the common dividing line of the said Lot 2 and the said Lot 4, Northwend Phase 'B' Section One-D and from this point a magnail found for the east corner of the said Lot 4, same being an angle point of the southwest line of the said Lot 2, and the north corner of Lot 1, Northwend Phase 'B' Section One-D, bears South 65°13'47" East, a distance of 153.86 feet;

THENCE North 65°13'47" West, a distance of 15.00 feet along the common dividing line of the said Lot 2 and the said Lot 4 to the **POINT OF BEGINNING** and containing 0.239 acre (10,396 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

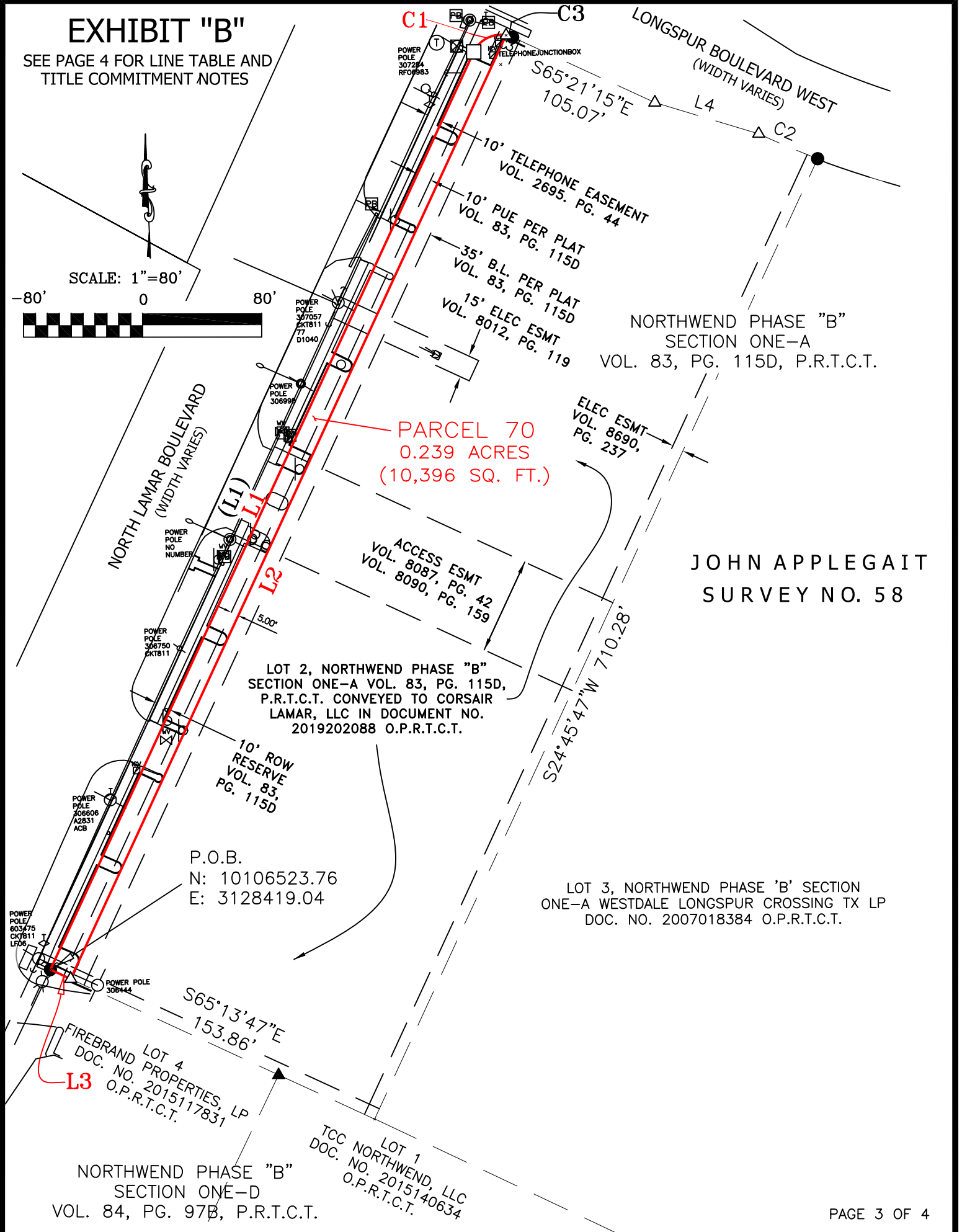
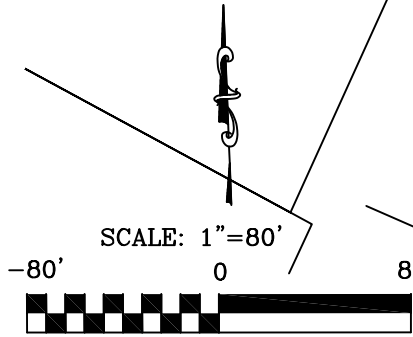
03/18/2022

Robert C. Steubing Registered Professional Land Surveyor No. 5548

Date

EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE AND
TITLE COMMITMENT NOTES



JOHN APPLGAIIT
SURVEY NO. 58

TITLE COMMITMENT PROVIDED BY:

INDEPENDENCE TITLE COMPANY
GF NO.: 1719128-KFO
EFFECTIVE DATE: APRIL 1, 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 in Volume 83, Page 115D, Plat Records, Travis County, Texas, AFFECT THIS TRACT.

10.f. Easement: Recorded: Volume 8012, Page 119, Deed Records, Travis County, Texas, and as shown on the plat set out in Schedule A hereof: To: City of Austin Purpose: Electric and Telephone. AFFECTS TRACT.

10.g. Easement: Recorded: Volume 8690, Page 237, Real Property Records, Travis County, Texas. To: City of Austin Purpose: Electric and Telephone. AFFECTS TRACT.

10.h. Telephone Cable Easement 10 ft. in width awarded to Southwestern Bell Telephone Company by Judgment under Cause No. 311, County Court, Travis County, Texas, a certified copy of which is recorded in Volume 2695, Page 44, Deed Records, Travis County Texas. AFFECTS THIS TRACT.

10.i. Terms, Conditions, and Stipulations in the Agreement: Recorded: Volume 8087, Page 42, Deed Records, Travis County, Texas. Type: Declaration of Easement. AFFECTS TRACT.

10.j. Terms, Conditions, and Stipulations in Lease Agreement: Recorded: Volume 8897, Page 340, Real Property Records, Travis County, Texas. Lessor: Chris V. Cox Lessee: Walgreen Co. NOT A SURVEYING MATTER.

10.l. Terms, Conditions, and Stipulations in Short Form Lease Agreement: Recorded: Document No. 2004005881, Official Public Records, Travis County, Texas. Lessor: 2M and 3D, LTD. Lessee: Family Dollar Stores of Texas, L.P. NOT A SURVEYING MATTER.

LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ▲ MAGNAIL FOUND
- PUNCH HOLE FOUND
- POWER POLE
- ⊙ TELEPHONE MANHOLE
- ⊠ TELEPHONE BOX
- ⊕ TELEPHONE MARKER
- LIGHT POLE
- ↖ GUY WIRE
- POWER POLE WITH LIGHT
- ⊞ WATER METER
- ⊙ WATER MANHOLE
- ⊞ WATER VALVE
- ⊞ 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
- 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

Line Table		
Line #	Direction	Length
L1	N24° 46' 12"E	678.85'
L2	S24° 46' 12"W	698.11'
L3	N65° 13' 47"W	15.00'
L4	S73° 14' 57"E	72.85'

Record Line Table		
Line #	Direction	Length
(L1)	N28° 59' 19"E	678.92'

CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	26.26'	20.00'	75°14'23"	N62°40'24"E	24.42'
C2	42.96'	684.32'	3°35'49"	S67°09'05"E	42.96'
C3	4.71'	20.00'	13°30'22"	N72°57'13"E	4.70'

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 C. Steubing 03/18/2022

ROBERT C. STEUBING (512-505-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

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