



NOVEMBER, 2002  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

PROPERTY ADDRESS: 1100 BRANCH STREET  
ABSTRACTOR CERTIFICATE NO.: AC#TXGL1001

LEGAL DESCRIPTION:  
2.0902 ACRES IN OUTLOT NO. 55, DIVISION B, CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS.

ABSTRACTOR'S CERTIFICATE EXHIBIT "B" NOTES:  
ONLY THOSE EASEMENTS LISTED IN ABSTRACTOR'S CERTIFICATE NO.  
AC#TXGL1001 FROM CHICAGO TITLE INSURANCE COMPANY AND  
RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER  
EASEMENT RECORD RESEARCH WAS PERFORMED BY LOOMIS-AUSTIN,  
INC.

1. A 10' DRAINAGE EASEMENT CROSSING THE SOUTHEAST CORNER OF SUBJECT TRACT AS RECORDED IN VOLUME 2372, PAGE 285, D.R.T.C.T.X. DOES AFFECT SUBJECT TRACT AS SHOWN HEREON.
2. A 10' ELECTRIC AND TELEPHONE EASEMENT RUNNING ALONG THE EAST PROPERTY LINE AS RECORDED IN VOLUME 3049, PAGE 1484, D.R.T.C.T.X. DOES AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
3. AN INGRESS AND EGRESS EASEMENT OF RECORD IN VOLUME 4821, PAGE 933, D.R.T.C.T.X. THE SUBJECT TRACT IS INCLUDED WITHIN THE PROPERTY DESCRIPTION IN EXHIBIT "B" IN VOLUME 4821, PAGE 933. THEREFORE THE COVENANTS AND RESTRICTION RECITED THEREIN MAY AFFECT THE SUBJECT TRACT.
4. A GRADE RELEASE DOCUMENT OF RECORD IN VOLUME 3007, PAGE 884, D.R.T.C.T.X. DOES AFFECT THE SUBJECT TRACT.

NOTE:  
A FIELD NOTE DESCRIPTION (FNO351) WAS PREPARED TO ACCOMPANY THIS PLAN.

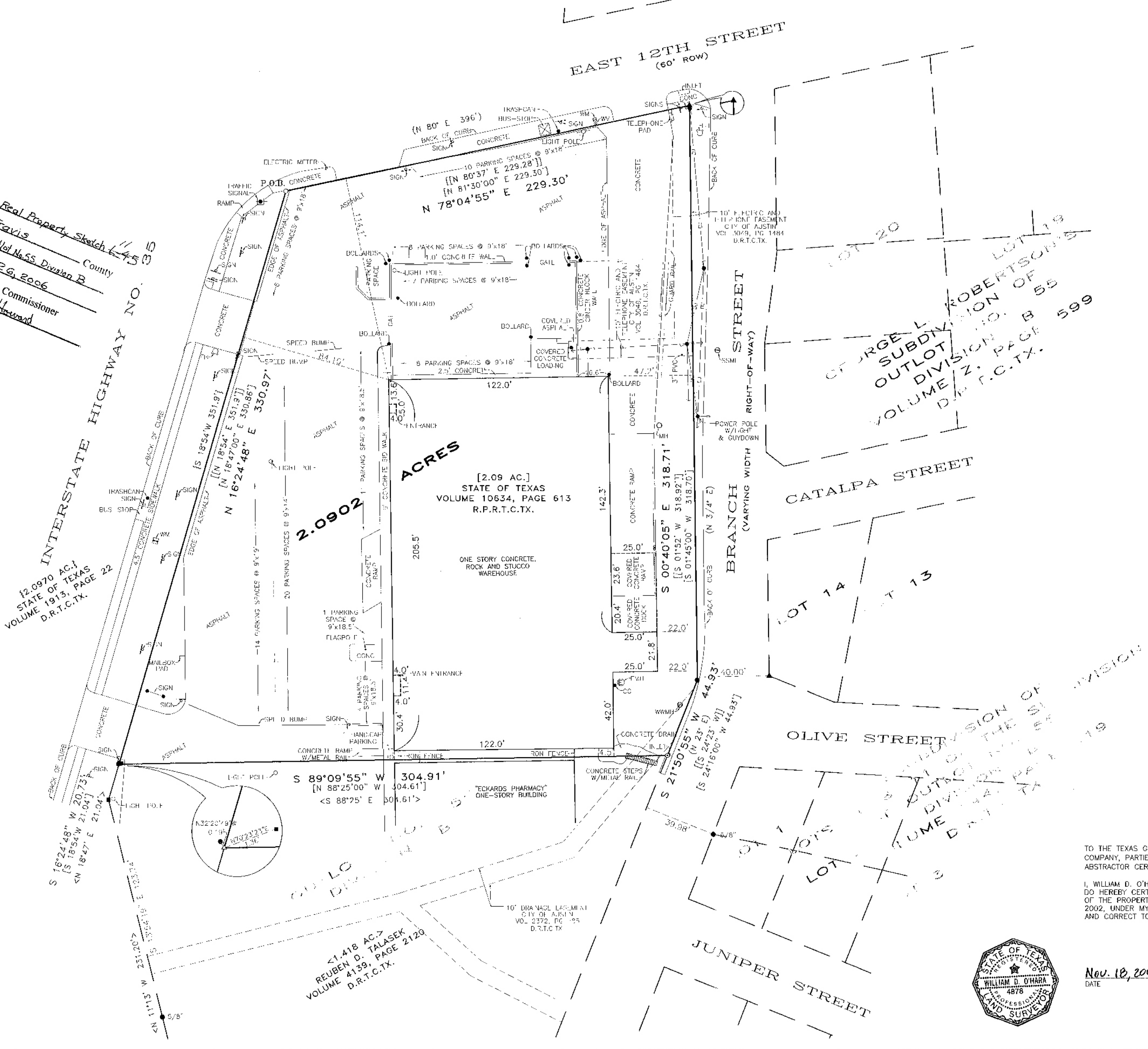
SURVEYOR'S NOTE:  
THE BRANCH STREET RIGHT-OF-WAY (R.O.W.) IS SHOWN AS BEING 30- FEET WIDE ON THE PLAT OF GEORGE L. ROBERTSON'S SUBDIVISION OF OUTLOT 55, DIVISION B, RECORDED IN VOLUME 2, PAGE 589, DEED RECORDS OF TRAVIS COUNTY, TEXAS. RESEARCH OF THE SURVEY RECORDS IN THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT REVEAL THAT THE BRANCH STREET R.O.W. HAS LONG BEEN RECOGNIZED AS BEING APPROXIMATELY 40- FEET WIDE. A RECONSTRUCTION OF THE EAST LINE OF THE SUBJECT TRACT HIS WITH THE WEST LINE OF BRANCH STREET IF BRANCH STREET IS CONSIDERED AN APPROXIMATELY 40- FEET WIDE R.O.W. IF BRANCH STREET IS CONSIDERED A 30- FEET WIDE R.O.W. THE NORTHEAST AND SOUTHEAST CORNER OF THE SUBJECT TRACT WOULD FALL IN THE PAVED SURFACE OF BRANCH STREET AND THE LENGTH OF THE NORTH AND SOUTH PROPERTY LINES WOULD BE APPROXIMATELY 10- FEET LONGER THAN CALLED FOR IN PREVIOUS DEEDS. BASED UPON MY RESEARCH OF AVAILABLE RECORDS AND THE LOCATION OF EVIDENCE ON THE GROUND I HAVE RECONSTRUCTED THE EASTERN BOUNDARY OF THE SUBJECT TRACT TO FIT AN APPROXIMATELY 40- FEET WIDE BRANCH STREET RIGHT-OF-WAY.

BEARING BASIS:  
TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, GRID, BASED ON CITY OF AUSTIN MONUMENT REFERENCE NO. J-22-4001, A 4" BRASS DISK SET ON TOP OF CURB AT MIDPOINT OF CURB AT TRINITY STREET AND EAST 3RD STREET, AND CITY OF AUSTIN MONUMENT REFERENCE NO. J-22-3001, A 4" BRASS DISK FOUND AT THE WEST EDGE OF SOUTH BOUND LANE OF IH-35 AT TOP OF RIPRAP ON THE EAST SIDE OF WEST FRONTAGE ROAD AT EAST 3RD STREET AND IH-35 INTERSECTION. THE PUBLISHED GRID BEARING BETWEEN THESE MONUMENTS IS N 74° 26' 55" W. THE CONVERGENCE ANGLE IS 1° 20' 12.01". THE PUBLISHED GRID DISTANCE IS 1529.98 FEET, MEASURED A SURFACE DISTANCE OF 1530.07 FEET BETWEEN THE MONUMENTS. HELD PUBLISHED BEARING.

File No. State Real Property Sketch L-45  
Travis County  
2002 acc. in Outlot No. 55, Division B  
Date Filed: July 26, 2002  
By: Jerry Patterson, Commissioner  
Douglas Howard

12.0970 AC.  
STATE OF TEXAS  
VOLUME 1913, PAGE 22  
D.R.T.C.T.X.

11.418 AC.  
REUBEN D. TALASKA  
VOLUME 4139, PAGE 2120  
D.R.T.C.T.X.



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - MAF NAIL W/WASHER STAMP "TAT" SET
  - ▲ 3" x 6" CONCRETE FOUND
  - 3/4" IRON DISC OR IRON PIPE
  - 1/2" IRON ROD W/ PLASTIC CAP STAMP "LA" SET
  - △ CALCULATED POINT
  - CHAIN LINK FENCE
  - CHAIN LINK FENCE
  - ELECTRIC METER VAN-POLE
  - UTILITY POLE
  - DOWN-SPIY AND/OR OVERHEAD UTILITY LINE
  - LIGHT POLE
  - TRAFFIC LIGHT POLE
  - WASTEWATER MANHOLE
  - MANHOLE
  - STORMWATER MANHOLE
  - WATER METER
  - WATER VALVE
  - SIGN
  - ( ) RECORD INFORMATION [PER VOL. 10034, PG. 513, R.P.R.T.C.T.X.]
  - [ ] RECORD INFORMATION [PER VOL. 2410, PG. 172, D.R.T.C.T.X.]
  - { } ADJOINER INFORMATION [PER VOL. 1913, PG. 22, D.R.T.C.T.X.]
  - <> ADJOINER INFORMATION [PER VOL. 4139, PG. 2120, D.R.T.C.T.X.]
  - P.O.B. POINT OF BEGINNING
  - D.R.T.C.T.X. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**SURVEYOR'S CERTIFICATION**  
TO THE TEXAS GENERAL LAND OFFICE, CHICAGO TITLE INSURANCE COMPANY, PARTIES INVOLVED IN CHICAGO TITLE INSURANCE COMPANY'S ABSTRACTOR CERTIFICATE NO. AC#TXGL1001:  
I, WILLIAM D. O'HARA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING OCTOBER & NOVEMBER 2002, UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Nov. 10, 2002  
DATE  
William D. O'Hara  
WILLIAM D. O'HARA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4878 STATE OF TEXAS



TITLE: SURVEY, CULMINAL AND UTILITY SURVEY CERTIFICATE NO. 00509-DWG	DRAWN BY: JAS
DATE: 11-07-02	CHECKED BY: W.D. O'HARA
SCALE: 1"=30'	FILED NO. # 110057
JOB #: 021006	PLAN #: 3096

**LOOMIS AUSTIN** LAND • WATER • PROPERTY  
3103 Bee Coves Road, Suite 225, Austin Texas 78746 (512) 327-1180  
Phone: (512) 327-1180; Fax: (512) 327-4082; www.loomisaustin.com

**STATE REAL PROPERTY SKETCH NO. L-45**

**SURVEY PLAT**  
2.0902 ACRES IN OUTLOT NO. 55, DIVISION B,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS