



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	47.72	15°10'36"	180.14	N44°44'46"W	47.58
C2	99.64	31°41'26"	180.14	N21°15'37"W	98.37
(C2)	99.25		180.14	N21°23'W	98.00
C3	83.81	20°51'55"	230.14	N16°00'53"W	83.35
(C3)			230.14		
C4	28.90	114°59'13"	14.40	N31°26'34"E	24.29
(C4)	29.06	114°57'	14.40	N31°18'E	24.37
C5	73.89	16°44'42"	252.83	N80°51'00"E	73.63
(C5)			252.83		
C6	95.74	27°02'37"	202.83	N85°44'41"E	94.85
(C6)	95.81		202.83	N85°50'E	94.9
C7	30.79	21°19'00"	82.77	S70°57'22"E	30.62
C8	53.14	36°47'12"	82.77	S40°46'30"E	52.23
(C8)	53.14	36°47'12"	82.77	S41°07'E	52.00
C9	33.71	128°45'38"	15.00	N86°11'47"W	27.05
(C9)	33.36	127°26'46"	15.00	N86°32'W	26.90
C10	125.04	07°57'46"	180.14	S55°35'24"E	125.02

LINE	DIRECTION	DISTANCE
L1	S80°09'07"E	116.27

- LEGEND**
- - 1/2" IRON ROD FOUND
 - ▲ - 60d NAIL FOUND
 - - SIGN
 - ▭ - AREA INLET
 - ⊗ - WATER VALVE
 - ⊕ - WATER METER
 - ⊙ - FIRE HYDRANT
 - ⊖ - WASTEWATER CLEANOUT
 - ⊗ - GAS METER
 - ⊙ - GAS VALVE
 - ⊗ - AIR CONDITIONER
 - - WOODEN BOLLARD
 - ⊕ - POWER POLE
 - ⊙ - GUY ANCHOR
 - ⊗ - ELECTRIC METER
 - ▬ - CONCRETE CURB
 - ▬ - CHAINLINK FENCE
 - ▬ - CONCRETE
 - DRTCT - DEED RECORDS TRAVIS COUNTY, TEXAS
 - PRCT - PLAT RECORDS TRAVIS COUNTY, TEXAS
 - OPRTCT - OFFICIAL PUBLIC RECORD TRAVIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO LORIV PLR LAMAR LLC, STEWART TITLE GUARANTY COMPANY AND INDEPENDENCE TITLE COMPANY THAT THIS SURVEY WAS MADE ON THE GROUND ON MARCH 11, 2014, UNDER MY SUPERVISION, THAT IT CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY, AND THAT IT CORRECTLY SHOWS: (I) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE HEREIN DESCRIBED LAND AND THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON; (II) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, AND VISIBLE ITEMS ON THE LAND AND THE RELATION OF ALL SUCH BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS TO THE PROPERTY LINES OF THE LAND; (III) THE LOCATION OF ANY FLOOD PLAIN OR FLOOD HAZARD AREAS; (IV) THE LOCATION OF ALL MARKED PARKING SPACES ON THE LAND AND THE IMPROVEMENTS THEREON, THE TOTAL NUMBER OF SUCH PARKING SPACES BEING 28 REGULAR AND NO HANDICAP SPACES; AND (V) THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, DRIVEWAYS OR OTHER CUTS ON THE CURBS ALONG ANY STREET UPON WHICH THE LAND ABUTS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE LAND ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS (WITH RECORDING INFORMATION INDICATED), ACCORDING TO INDEPENDENCE TITLE COMPANY'S TITLE COMMITMENT GF NO. 1331204-HIL. EXCEPT AS SHOWN HEREON: (A) THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, DRAINAGE DITCHES, POWER LINES, SET BACK AND/OR BUILDING LINES, ROADWAYS, PARTY WALLS OR CONFLICTS, (B) THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, (C) THE EXISTING BUILDINGS AND IMPROVEMENTS DO NOT VIOLATE ANY COVENANTS OR RESTRICTIONS OF RECORD, AND (D) THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE ADJOINING PREMISES. INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY WILLIAMS STREET AND WALLINGFORD BEND DRIVE, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF AUSTIN. THE SURVEY REFLECTS THE BOUNDARY LINES OF THE HEREIN DESCRIBED LAND WHICH "CLOSE" BY MATHEMATICAL CALCULATIONS. THE TOTAL ACREAGE INCLUDED IN THE HEREIN DESCRIBED LAND IS 0.718 ACRE (31,256 SQ. FT.) OF LAND.

Clifton Seward 03/30/14

CLIFTON SEWARD, RPLS NO. 4337
 RAMSEY LAND SURVEYING, L.L.C.
 P. O. BOX 92768
 AUSTIN, TEXAS 78709-2768



NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48453C0455H DATED SEPTEMBER 26, 2008.

- NOTES:**
- THE BEARING BASIS FOR THIS SURVEY IS PLAZA PLACE, A SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 4, PAGE 84 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
 - PROPERTY ADDRESS: 705 WALLINGFORD BEND DRIVE AUSTIN, TEXAS 78752
 - THIS PROPERTY IS ZONED TOD-NP (TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN) BY THE CITY OF AUSTIN.
 - FOR METES AND BOUNDS DESCRIPTION SEE RAMSEY LAND SURVEYING, L.L.C.'S FIELD NOTE NO. 1536-01.

LEGAL DESCRIPTION OF LAND:

LOTS 1, 2, AND 3, BLOCK "D", PLAZA PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 84, PLAT RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH THE ADJOINING WEST HALF OF THE VACATED SHIRLEY AVENUE BY ORDINANCE RECORDED IN VOLUME 2141, PAGE 245 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NO RESTRICTIVE COVENANTS OF RECORD ARE LISTED IN TITLE COMMITMENT.

EASEMENTS LISTED IN INDEPENDENCE TITLE COMPANY'S COMMITMENT FOR TITLE INSURANCE G.F. NO. 1331204-HIL EFFECTIVE NOVEMBER 6, 2013 AFFECTING THIS PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

E. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
 PURPOSE: PUBLIC UTILITIES
 LOCATION: 5 FEET IN WIDTH ALONG THE REAR PROPERTY LINES (DOES NOT AFFECT THIS PROPERTY)

E. EASEMENT AS SET OUT IN ORDINANCE:
 RECORDED: VOLUME 2141, PAGE 245, DEED RECORDS, TRAVIS COUNTY TEXAS.
 PURPOSE: PUBLIC UTILITIES (AFFECTS THIS PROPERTY, AS SHOWN)

FILENAME	1536\PRN123BND.DGN
SHEET NO.	1 OF 1
DRAWING NO.	1536.1
PROJECT NO.	1536-01
DATE	3-13-14
CHECKED	BR/CS
DRAWN BY	CAR

SURVEY OF 0.718 ACRE (31,256 SQUARE FEET) OF LAND BEING ALL OF LOTS 1, 2 AND 3, BLOCK D, PLAZA PLACE AND THE WEST 1/2 OF SHIRLEY AVENUE ADJOINING BLOCK D TRAVIS COUNTY, TEXAS

RAMSEY LAND SURVEYING, L.L.C.				
TBPLS FIRM LICENSE NO. 10033200 8718 SOUTHWEST PARKWAY P.O. BOX 92768 AUSTIN, TEXAS 78709-2768 PHONE (512) 301-9398 FAX (512) 301-9395 bramsey@rlandsurveying.com				
NO	REVISIONS	DRN	CHK	DATE