

VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

LOT 5 OF KOSER EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORD IN VOLUME 75, PAGE 322 OF THE PLAT RECORDS;

LOTS 6A AND 6B OF THE RESUBDIVISION OF LOT 6 KOSER EXECUTIVE CENTER UNIT THREE, A SUBDIVISION OF RECORD IN VOLUME 77, PAGE 167 OF THE PLAT RECORDS;

LOTS 8, 9 AND 10 OF KOSER EXECUTIVE CENTER UNIT FOUR, A SUBDIVISION OF RECORD IN VOLUME 80, PAGE 176 OF THE PLAT RECORDS;

LOTS 3A, 3B AND 3C OF THE RESUBDIVISION OF A PORTION OF LOT 3, KOSER EXECUTIVE CENTER UNIT TWO, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 50 OF THE PLAT RECORDS;

LOTS 1, 2, 4A AND 4B OF KOSER EXECUTIVE CENTER UNIT FIVE, A SUBDIVISION OF RECORD IN VOLUME 84, PAGES 60-7A OF THE PLAT RECORDS;

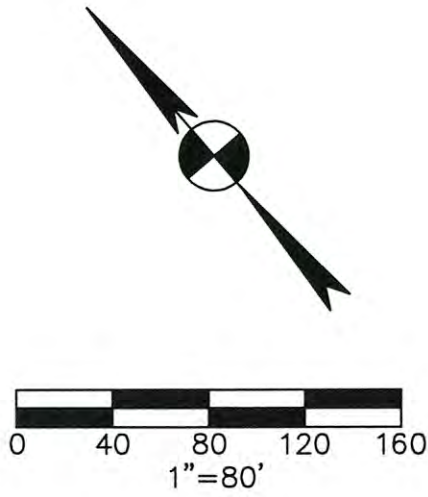
ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES:

- 1) ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- 2) CONTOURS & IMPROVEMENTS SHOWN HEREON ARE BASED UPON AERIAL MAPPING BY PROTERRA, INC. (DATE OF PHOTOGRAPHY: SEPTEMBER 30, 2013), AND FIELD VERIFIED ON-THE-GROUND BY BURY-AUS, INC.
- 3) SEE SHEET THREE (3) FOR TREE LIST.
- 4) SEE SHEET 4 FOR LINE AND CURVE TABLE.
- 5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.



BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO CITY OF AUSTIN GPS CONTROL MONUMENTS AT THE TIME OF THIS SURVEY.

BENCHMARK: CITY OF AUSTIN J-30-2001

4" BRASS DISK SET IN CONCRETE AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BURNET ROAD AND STECK AVENUE, $\pm 20'$ FROM NORTH SIDE OF CURB ALONG STECK AVENUE.
PUBLISHED ELEVATION=729.24' (CALLED MSL)
OBSERVED ELEVATION=729.24' (GPS OBSERVATION/GEOD 12A)
TBM 105 PK NAIL WITH WASHER SET IN BACK SIDE OF SIDEWALK ADJACENT TO APPROXIMATE MERGE POINT OF SOUTHBOUND MOPAC FRONTAGE ROAD AND SPICEWOOD SPRINGS ROAD LANE STRIPING, $\pm 7'$ EAST OF A LIGHT POLE. (AS SHOWN) EL=736.32'

TBM 106 PK NAIL WITH WASHER SET IN BACK SIDE OF SIDEWALK ADJACENT TO RAMPA AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF SOUTHBOUND MOPAC FRONTAGE ROAD AND EXECUTIVE CENTER DRIVE. (AS SHOWN) EL=758.79'

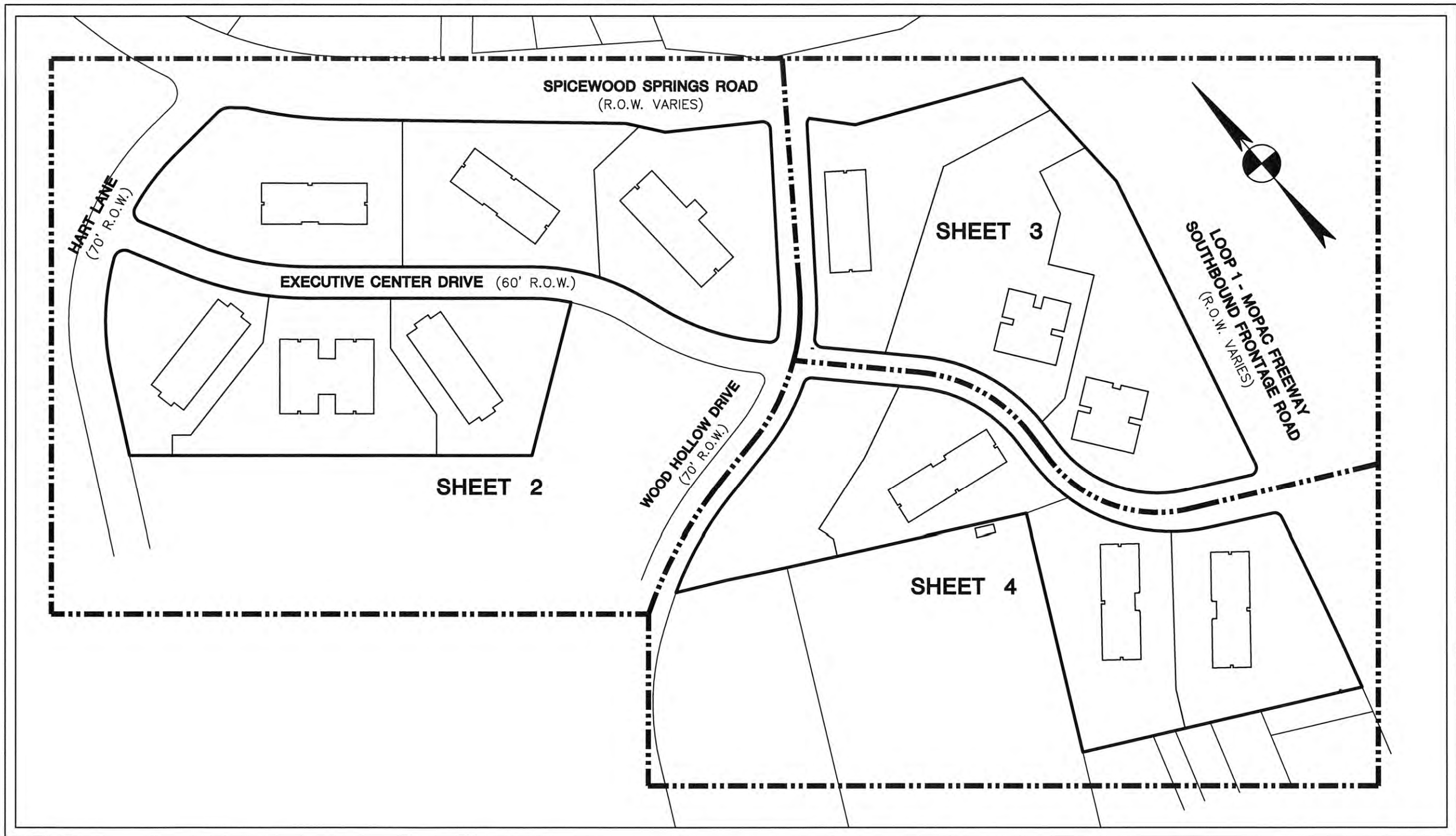
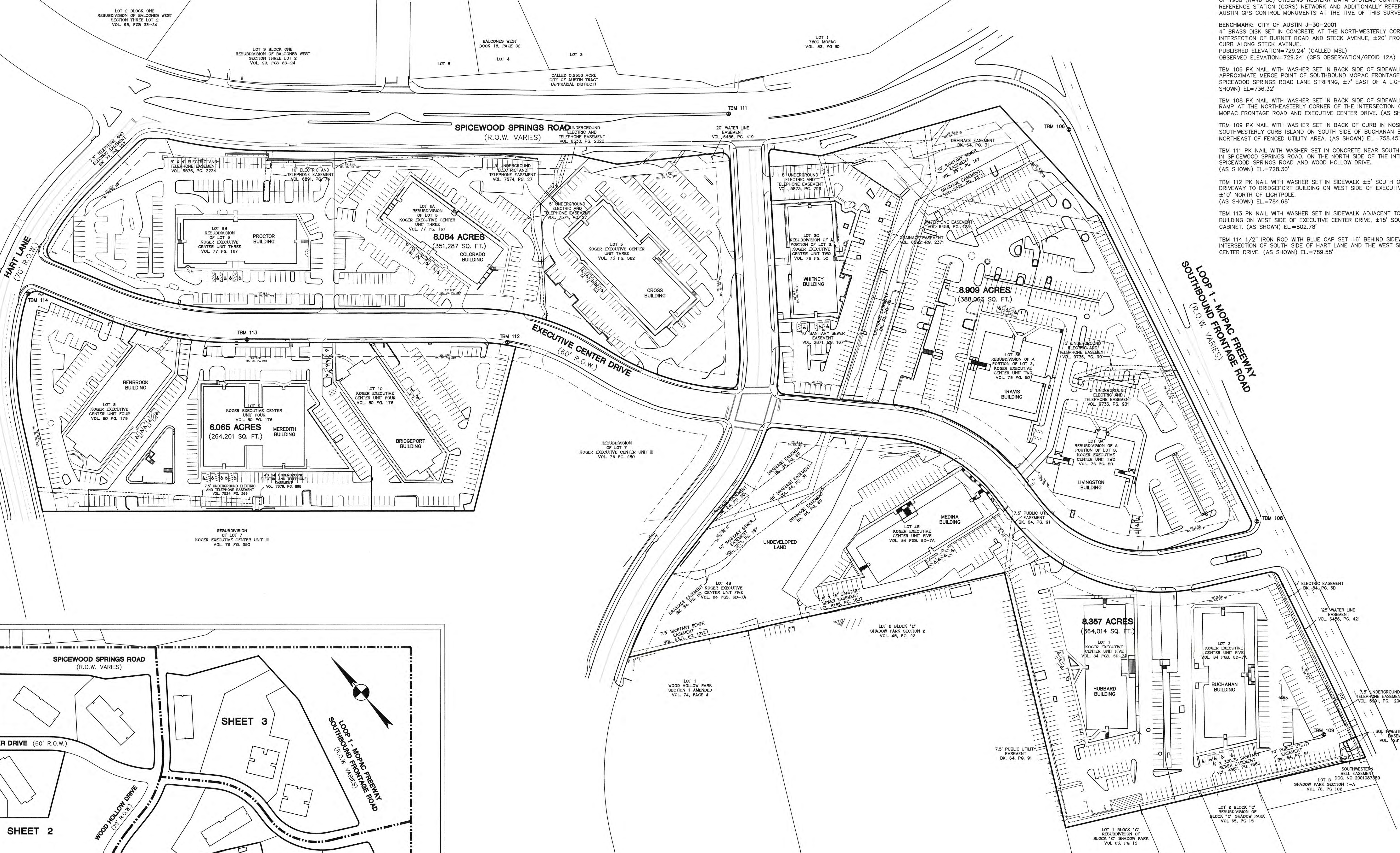
TBM 109 PK NAIL WITH WASHER SET IN BACK OF CURB IN NOSE OF SOUTHWESTERLY CURB ISLAND ON SOUTH SIDE OF BUCHANAN BUILDING, $\pm 40'$ NORTHEAST OF FENCED UTILITY AREA. (AS SHOWN) EL=758.45'

TBM 111 PK NAIL WITH WASHER SET IN CONCRETE NEAR SOUTH NOSE OF MEDIAN IN SPICEWOOD SPRINGS ROAD, ON THE NORTH SIDE OF THE INTERSECTION OF SPICEWOOD SPRINGS ROAD AND WOOD HOLLOW DRIVE. (AS SHOWN) EL=728.30'

TBM 112 PK NAIL WITH WASHER SET IN SIDEWALK $\pm 5'$ SOUTH OF SOUTHERMOST DRIVEWAY TO BRIDGEPORT BUILDING ON WEST SIDE OF EXECUTIVE CENTER DRIVE, $\pm 10'$ NORTH OF LIGHTPOLE. (AS SHOWN) EL=784.68'

TBM 113 PK NAIL WITH WASHER SET IN SIDEWALK ADJACENT TO MEREDITH BUILDING ON WEST SIDE OF EXECUTIVE CENTER DRIVE, $\pm 15'$ SOUTH OF TELECOM CABINET. (AS SHOWN) EL=802.78'

TBM 114 1/2" IRON ROD WITH BLUE CAP SET $\pm 6'$ BEHIND SIDEWALK AT INTERSECTION OF SOUTH SIDE OF HART LANE AND THE WEST SIDE OF EXECUTIVE CENTER DRIVE. (AS SHOWN) EL=789.58'



KEY MAP N.T.S.

CERTIFICATION:

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY MADE DURING THE MONTHS OF OCTOBER AND NOVEMBER 2013 AND PERFORMED UNDER MY DIRECTION AND SUPERVISION.

JOHN T. BILNOSKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4998
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

DATE



SPIRE REALTY GROUP, LP

AUSTIN OAKS - MOPAC AT SPICEWOOD SPRINGS

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

OF 31.395 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND CONVEYED TO 2011 AUSTIN OAKS, LTD., AS DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2011073826 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Scale: 1"=30'
Date: 11/22/13
File: H:\103363\102\103363002\TO.DWG
Database: AUSTIN OAKS
Drawn by: A.M.
Approved by: J.T.B.
Project No.: R010336310002

SHEET
1
OF 4

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 338-0011 Fax: (512) 338-0325
TBB# F-1048 TBB#S F-1010500
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