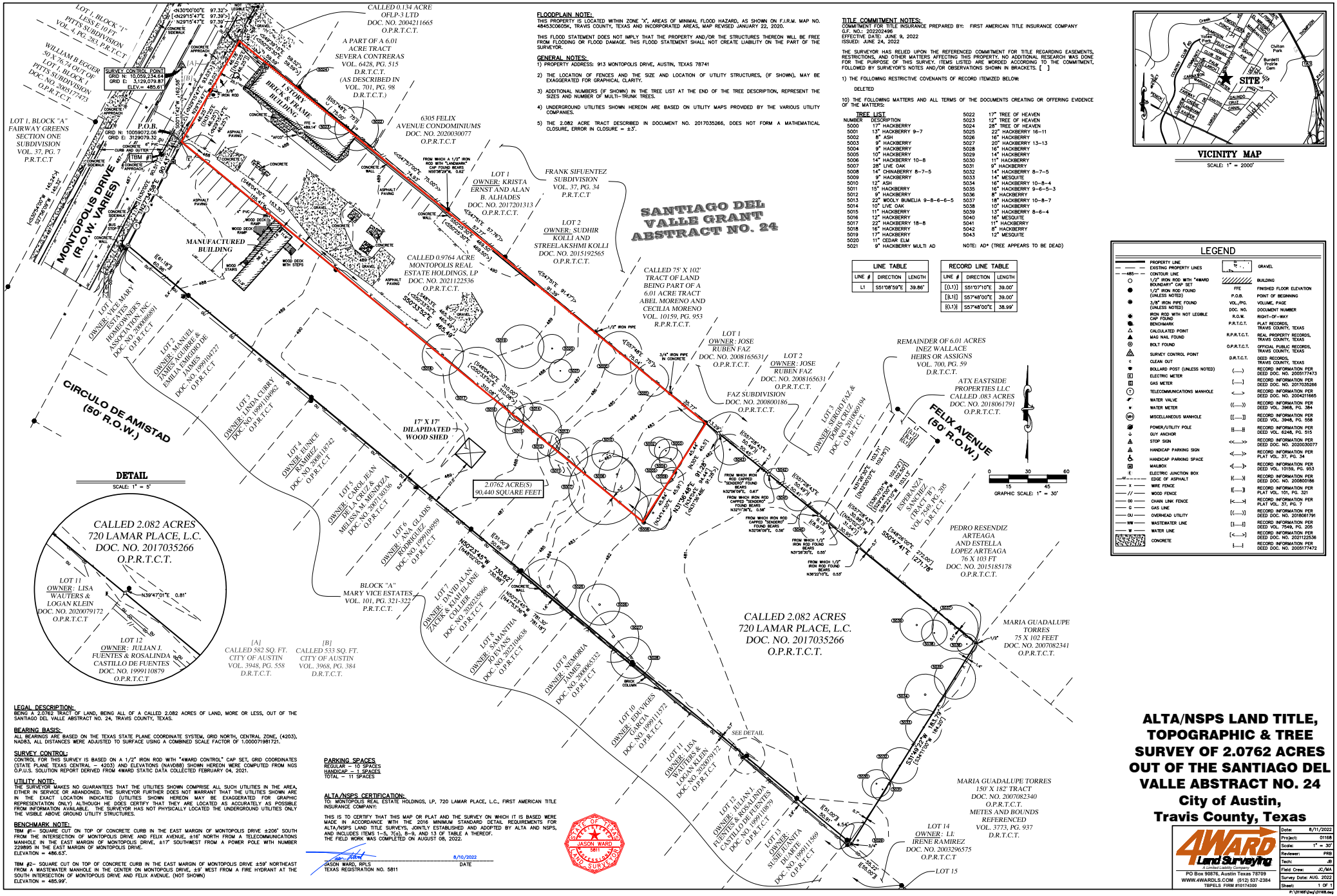

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0360K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES:
1) PROPERTY ADDRESS: 913 MONTOPOLIS DRIVE, AUSTIN, TEXAS 78741

2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

3) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.

4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

5) THE 2.082 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2017035266, DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = ±.5'.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: 2022202496
EFFECTIVE DATE: JUNE 9, 2022
ISSUED: JUNE 24, 2022

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

DELETED

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

TREE LIST

NUMBER	DESCRIPTION
5000	17" HACKBERRY
5001	13" HACKBERRY 9-7
5002	8" ASH
5003	9" HACKBERRY
5004	9" HACKBERRY
5005	10" HACKBERRY
5006	14" HACKBERRY 10-8
5007	28" LIVE OAK
5008	14" CHINABERRY 8-7-5
5009	9" HACKBERRY
5010	12" ASH
5011	15" HACKBERRY
5012	9" HACKBERRY
5013	22" WOOLY BUMELIA 9-8-6-6-5
5014	10" LIVE OAK
5015	11" HACKBERRY
5016	12" HACKBERRY
5017	22" HACKBERRY 18-8
5018	16" HACKBERRY
5019	17" HACKBERRY
5020	11" CEDAR ELM
5021	9" HACKBERRY MULTI AD
5022	17" TREE OF HEAVEN
5023	12" TREE OF HEAVEN
5024	28" TREE OF HEAVEN
5025	22" HACKBERRY 16-11
5026	16" HACKBERRY
5027	20" HACKBERRY 13-13
5028	16" HACKBERRY
5029	14" HACKBERRY
5030	11" HACKBERRY
5031	9" HACKBERRY
5032	14" HACKBERRY 8-7-5
5033	14" MESQUITE
5034	16" HACKBERRY 10-8-4
5035	16" HACKBERRY 9-6-5-3
5036	8" HACKBERRY
5037	18" HACKBERRY 10-8-7
5038	10" HACKBERRY
5039	13" HACKBERRY 8-6-4
5040	16" MESQUITE
5041	11" HACKBERRY
5042	8" HACKBERRY
5043	12" MESQUITE

NOTE: AD* (TREE APPEARS TO BE DEAD)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S51°08'59"E	39.86'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[(L1)]	S51°07'10"E	39.00'
[(L1)]	S57°48'00"E	39.00'
[(L1)]	S57°48'00"E	38.99'

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

PROPERTY LINE	GRAVEL
EXISTING PROPERTY LINES	BUILDING
CONTOUR LINE	FFE: FINISHED FLOOR ELEVATION
1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	P.O.B.: POINT OF BEGINNING
1/2" IRON ROD FOUND (UNLESS NOTED)	VOL./PG.: VOLUME, PAGE
3/8" IRON PIPE FOUND (UNLESS NOTED)	DOC. NO.: DOCUMENT NUMBER
IRON ROD WITH NOT LEGIBLE CAP FOUND	R.O.W.: RIGHT-OF-WAY
BENCHMARK	P.R.T.C.T.: PLAT RECORDS, TRAVIS COUNTY, TEXAS
CALCULATED POINT	R.P.R.T.C.T.: REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
MAG NAIL FOUND	O.P.R.T.C.T.: OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
BOLT FOUND	D.R.T.C.T.: DEED RECORDS, TRAVIS COUNTY, TEXAS
SURVEY CONTROL POINT	RECORD INFORMATION PER DEED DOC. NO. 2005177473
CLEAN OUT	RECORD INFORMATION PER DEED DOC. NO. 2017035266
BOLLARD POST (UNLESS NOTED)	RECORD INFORMATION PER DEED DOC. NO. 2004211665
ELECTRIC METER	RECORD INFORMATION PER DEED VOL. 3968, PG. 384
GAS METER	RECORD INFORMATION PER DEED VOL. 3948, PG. 558
TELECOMMUNICATIONS MANHOLE	RECORD INFORMATION PER DEED VOL. 6248, PG. 515
WATER VALVE	RECORD INFORMATION PER DEED DOC. NO. 2020030077
WATER METER	RECORD INFORMATION PER PLAT VOL. 37, PG. 34
MISCELLANEOUS MANHOLE	RECORD INFORMATION PER DEED VOL. 10159, PG. 953
POWER/UTILITY POLE	RECORD INFORMATION PER DEED DOC. NO. 2008080186
GUY ANCHOR	RECORD INFORMATION PER PLAT VOL. 101, PG. 321
STOP SIGN	RECORD INFORMATION PER PLAT VOL. 37, PG. 7
HANDICAP PARKING SIGN	RECORD INFORMATION PER DEED DOC. NO. 2018061791
HANDICAP PARKING SPACE	RECORD INFORMATION PER DEED VOL. 7549, PG. 205
MAILBOX	RECORD INFORMATION PER DEED DOC. NO. 2021122536
ELECTRIC JUNCTION BOX	RECORD INFORMATION PER DEED DOC. NO. 2005177472
EDGE OF ASPHALT	
WIRE FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
GAS LINE	
OVERHEAD UTILITY	
WASTEWATER LINE	
WATER LINE	
CONCRETE	

LEGAL DESCRIPTION:
BEING A 2.0762 TRACT OF LAND, BEING ALL OF A CALLED 2.082 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000719817721.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED FEBRUARY 04, 2021.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

BENCHMARK NOTE:
TBM #1– SQUARE CUT ON TOP OF CONCRETE CURB IN THE EAST MARGIN OF MONTOPOLIS DRIVE ±206' SOUTH FROM THE INTERSECTION OF MONTOPOLIS DRIVE AND FELIX AVENUE, ±16' NORTH FROM A TELECOMMUNICATIONS MANHOLE IN THE EAST MARGIN OF MONTOPOLIS DRIVE, ±17' SOUTHWEST FROM A POWER POLE WITH NUMBER 229895 IN THE EAST MARGIN OF MONTOPOLIS DRIVE.
ELEVATION = 486.63'.

TBM #2– SQUARE CUT ON TOP OF CONCRETE CURB IN THE EAST MARGIN OF MONTOPOLIS DRIVE ±59' NORTHEAST FROM A WASTEWATER MANHOLE IN THE CENTER ON MONTOPOLIS DRIVE, ±9' WEST FROM A FIRE HYDRANT AT THE SOUTH INTERSECTION OF MONTOPOLIS DRIVE AND FELIX AVENUE. (NOT SHOWN)
ELEVATION = 485.99'.

PARKING SPACES
REGULAR – 10 SPACES
HANDICAP – 1 SPACES
TOTAL – 11 SPACES

ALTA/NSPS CERTIFICATION:
TO: MONTOPOLIS REAL ESTATE HOLDINGS, LP, 720 LAMAR PLACE, L.C., FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 7(a), 8–9, AND 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON AUGUST 08, 2022.

JASON WARD, RPLS
TEXAS REGISTRATION NO. 5811

8/10/2022
DATE

STATE OF TEXAS JASON WARD 5811 REGISTERED LAND SURVEYOR

ALTA/NSPS LAND TITLE, TOPOGRAPHIC & TREE SURVEY OF 2.0762 ACRES OUT OF THE SANTIAGO DEL VALLE ABSTRACT NO. 24
City of Austin, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	8/11/2022
Project:	01168
Scale:	1" = 30'
Reviewer:	PRB
Tech:	JB
Field Crew:	JC/MA
Survey Date:	AUG. 2022
Sheet:	1 OF 1

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