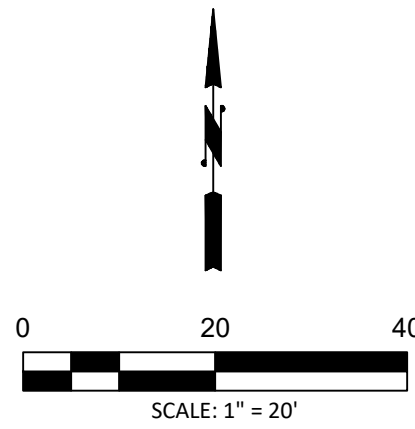
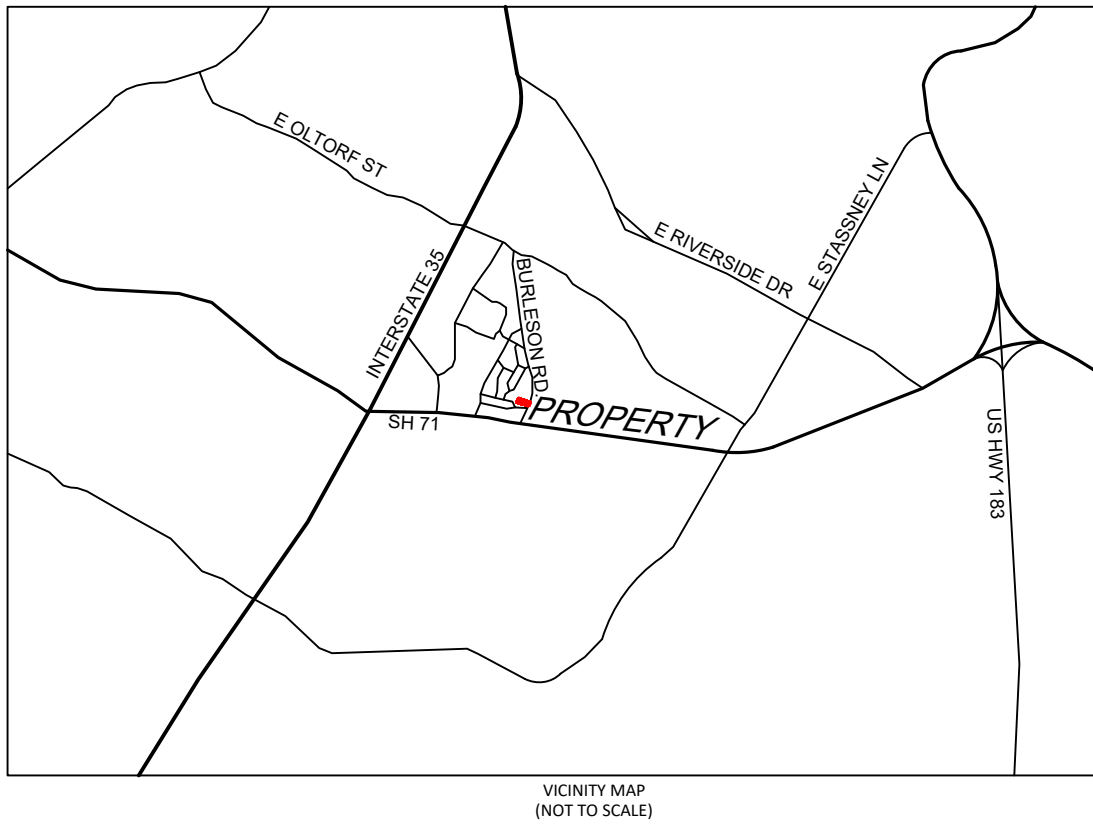


# ALTA/NSPS LAND TITLE SURVEY

OF A 0.2893 ACRE +/- TRACT OF LAND  
AND A 0.5825 ACRE +/- TRACT OF LAND  
SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



## TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: STEWART TITLE GUARANTY COMPANY, FILE NO. 2010871, EFFECTIVE DATE: MAY 07, 2023

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. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

THE FOLLOWING MATTERS ADDRESSED BY THE SURVEYOR ARE ITEMIZED BELOW.

10.(D) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN W. D. MILLER AND TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED FEBRUARY 4, 1937, FILED JUNE 4, 1938, RECORDED IN UNDER VOLUME 593, PAGE 22, DOC. NO. 193805930002A, DEED RECORDS, TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT: OFF PROPERTY]

10.(E) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN J. H. BAILEY AND TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED FEBRUARY 9, 1937, FILED JUNE 4, 1938, RECORDED IN UNDER DOC. NO. 193805930002A, DEED RECORDS, TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT: OFF PROPERTY]

## UTILITY NOTES

- SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED AND DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). SURVEYOR DOES CERTIFY THAT UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- ALL SUBSURFACE UTILITIES AND PIPE SIZES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.

## DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83, GRID NORTH, ELEVATION DATA NAVD 83, GEOID 18, DISTANCES IN US SURVEY FEET (GRID).

## FLOOD INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. ON FLOOD INSURANCE RATE MAP NO. 48453C0005K, WITH A DATE OF IDENTIFICATION OF 01/22/2020, FOR COMMUNITY NUMBER 480624, IN TRAVIS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

## GENERAL NOTES:

- THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- NO BUILDINGS OBSERVED AT THE TIME OF SURVEY.
- ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- OWNERSHIP DEEDS RECORDED IN VOLUME 2507, PAGE 5 AND VOLUME 7911, PAGE 666, TRAVIS COUNTY RECORDS.
- THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.

TO: STEWART TITLE GUARANTY COMPANY, VENTURA DRIVE 2414, LLC, AND EMMA SOMMERMEYER KELLY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:

- 1, 2, 3, 4, 7(a), 8, 9, 10, 11, 13, 16, AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 15, 2023.

DATE OF PLAN OR MAP: SEPTEMBER 20, 2023

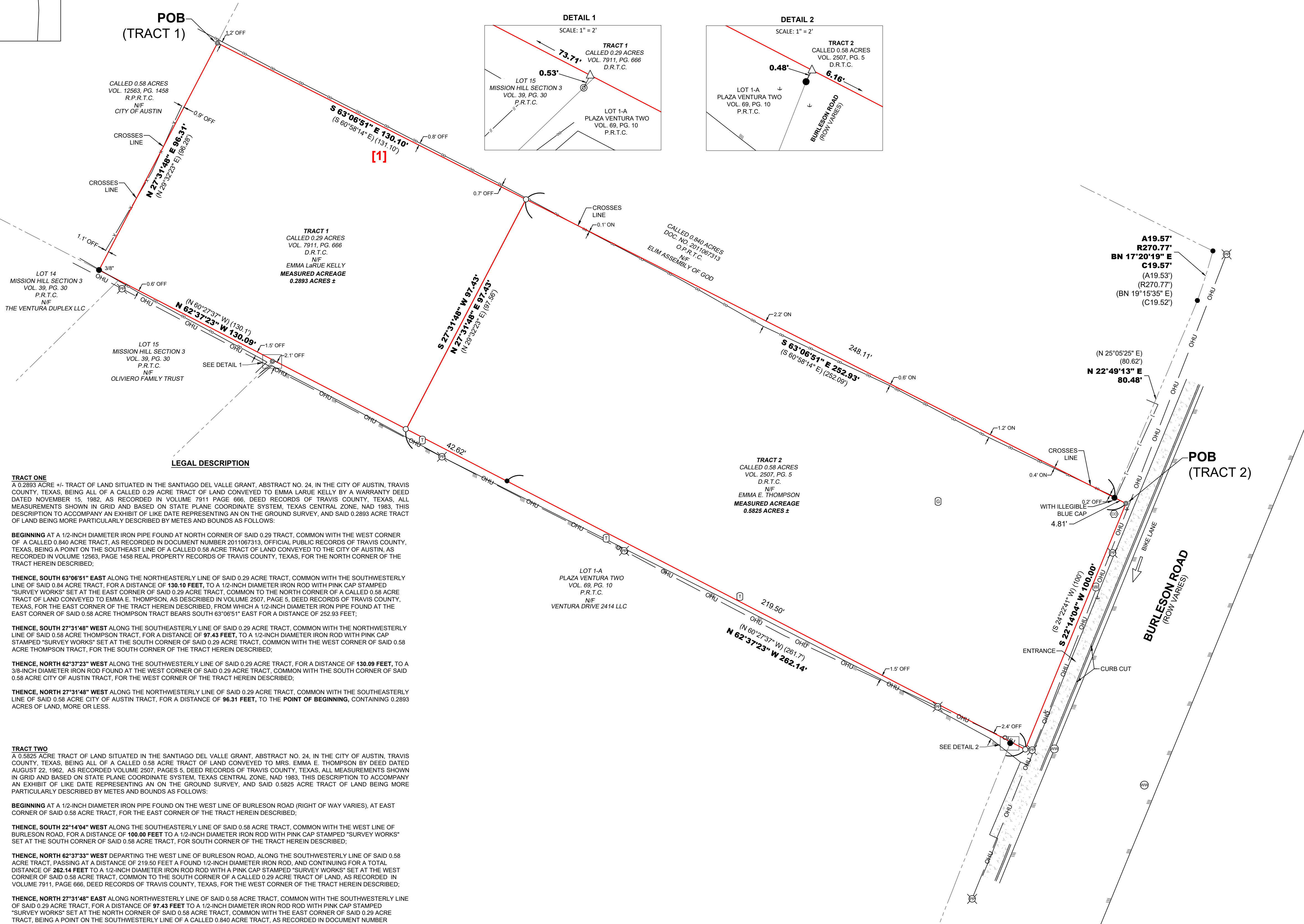
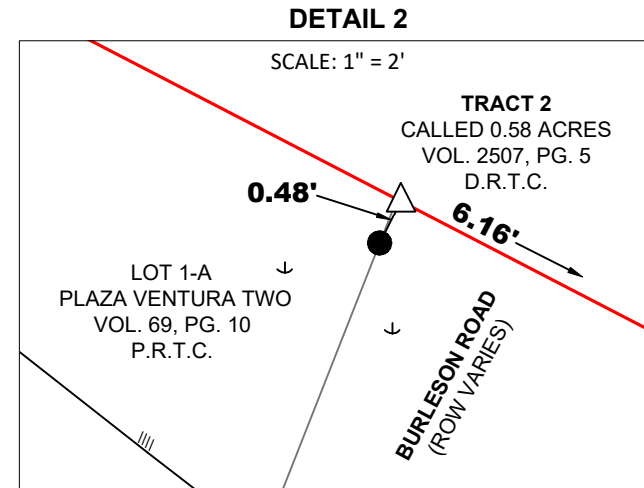
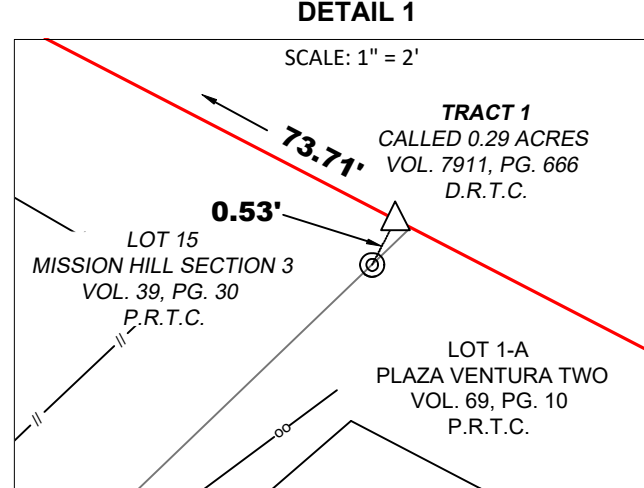
JAD DUPLCHAIN, P.L.S. NO. 6906

DRAWN BY: GGM

REVIEWED BY: JAD

REVISION #:

SHEET SIZE = 24"x36"



## TABLE A - ALTA NOTES

- MONUMENTS PLACED AT ALL MAJOR CORNERS.
- ADDRESSES(S) OF THE SURVEYED PROPERTY DISCLOSED.
- FLOOD ZONE CLASSIFICATION DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- GROSS LAND AREA: 0.2893 ACRE (TRACT 1)  
0.5825 ACRE (TRACT 2)  
0.8718 ACRES TOTAL
- NO BUILDINGS OBSERVED DURING SURVEY
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK SHOWN HEREON.
- NO PAINTED PARKING AREAS NOTED DURING SURVEY.
- NO PARTY WALL DETERMINATION WAS REQUESTED BY CLIENT.
- ONLY ABOVE GROUND UTILITIES ARE DEPICTED HEREON (SEE UTILITY NOTE).
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- THERE IS NO EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES AS PROVIDED BY THE CLIENT OR GOVERNING MUNICIPALITY.

## SURVEYOR NOTES

[1] THERE APPEARS TO BE A SCRIVENER'S ERROR IN THE METES AND BOUNDS DESCRIPTION OF CALLED 0.29 ACRE TRACT (TRACT 1) DESCRIBED IN VOLUME 7911, PAGE 666, DEED RECORDS TRAVIS COUNTY, TEXAS, TRACT CLOSES MATHEMATICALLY AT 130.1 FEET.

SURVEYED FOR:  
URBAN FLATS  
PROJECT NO. 23-0138  
3408 BURLISON ROAD  
AUSTIN, TX



INFO@SURVEYWORKS.COM  
SURVEYWORKS.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

SHEET

1 of 1