

ALTA/NSPS LAND TITLE SURVEY
OF LOT 2A
TROOPERS SUBDIVISION AMENDMENT NO. 1
VOLUME 88, PAGE 266
PLAT RECORDS, TRAVIS COUNTY, TX



LEGEND

	TEMPORARY BENCHMARK
	1/2" IRON ROD FOUND (UNLESS NOTED)
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	JUNCTION BOX ELECTRIC
	BOLLARD
	TRANSFORMER
	WASTE WATER MANHOLE
	STORM DRAIN MANHOLE
	ELECTRIC MANHOLE
	FIRE HYDRANT
	WATER VALVE
	GUY ANCHOR
	WATER VAULT
	TRASH CAN
	GAS METER
	ELECTRIC METER
	CLEAN OUT
	POWER POLE
	OVERHEAD UTILITY
	WASTE WATER LINE
	WATER LINE
	GAS LINE
	WOOD FENCE
	CHAIN LINK FENCE
	PROPERTY LINE
	EDGE OF PAVEMENT
	ADJOINER LINE
	CONCRETE AREA
	RETENTION WALLS
	R.O.W.
	RECORD INFORMATION
	FENCELINE ON/OFF
	SUBJECT PROPERTY
	VOLUME AND PAGE
	PLAT RECORDS
	TRAVIS COUNTY DOCUMENT NUMBER
	OFFICIAL PUBLIC RECORDS
	TRAVIS COUNTY VOLUME AND PAGE
	REAL PROPERTY RECORDS
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	FLOWLINE
	REINFORCED CONCRETE PIPE
	TOP OF WALL
	BOTTOM OF WALL
	FORMERLY

PARKING SPACES:
REGULAR = 31
COVERED = 0
HANDICAP = 2
TOTAL = 33

FLOOD INFORMATION
PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0455J, DATED 01/06/2016.

DATUM & BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. ELEVATION DATA NAVD 88, GEOID 12B. DISTANCES IN US SURVEY FEET (GRID).

- GENERAL NOTES:**
- 1) 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.
 - 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
 - 3) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES AND ZONING ORDINANCES.
 - 4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
 - 5) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
 - 6) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2013115307, TRAVIS COUNTY RECORDS.
 - 7) UNDERGROUND UTILITIES DEPICTED WERE OBTAINED FROM 811 MARKINGS OR FROM AS-BUILT DATA PROVIDED BY UTILITY COMPANY. VERIFY PRIOR TO CONSTRUCTION OR DESIGN.
 - 8) UNDERGROUND PIPE SIZES SHOWN HEREON TO BE VERIFIED PRIOR TO CONSTRUCTION OR DESIGN.

TO: FIRST AMERICAN TITLE GUARANTY COMPANY, URBAN GENESIS LLC, UG 5528 LAMAR LLC & INTERNATIONAL BANK OF COMMERCE

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 SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6, (a) (b) 7(a), 8, 9, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 4, 2020.
DATE OF PLAT OR MAP: FEBRUARY 6, 2020

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FIELD CREW: EM
REVISED: 3/17/2020 - NEW TITLE COMMITMENT ADDRESSED
REVISED: 7/21/2020 - ADDED CERTIFICATION NAMES, ADDED EASEMENT RELEASE TO ITEM "E"



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