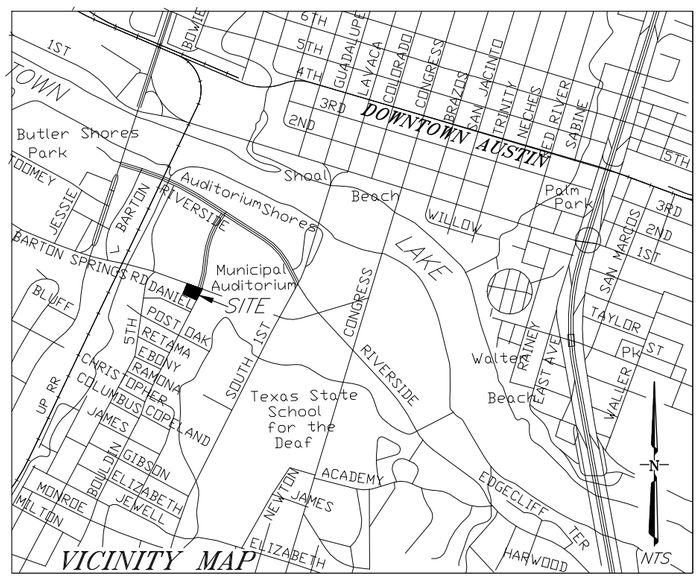
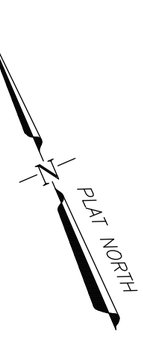
SAMFORD & ASSOCIATES, INC.
LAND SURVEYING
512-441-5601
TX FIRM: 10103700

SURVEY PLAT

1390 HILLSIDE TERRACE
BUDA, TEXAS 78610



SCALE: 1"=20'



LEGEND

- ● = 5/8" IRON ROD FOUND
- ◒ = 1" AXLE FOUND
- ◉ = 3/4" IRON PIPE FOUND
- ○ = PINK CAPPED 1/2" IRON ROD SET STAMPED "SAMFORD BOUNDARY"
- ⬟ = MAG NAIL SET IN CONCRETE
- ⊗ = CROSS CUT IN CONCRETE
- △ = CALCULATED POINT
- // = WOOD FENCE
- ∞ = CHAIN LINK FENCE
- —— = OVERHEAD ELECTRIC
- ——◦ = GUY ANCHOR & POLE
- ☼ = LAMP POST

( ) = RECORD DATA FROM PLAT RECORDS
[ ] = RECORD DATA FROM DEED RECORDS AS INDICATED
POB = POINT OF BEGINNING

THE BEARING BASIS FOR THIS SURVEY WAS ESTABLISHED FROM THE SUBDIVISION PLAT OF RECORD IN VOLUME 4, PAGE 156 USING THE MONUMENTS LABELED "CONTROL POINT" AS SHOWN HEREON.

BARTON SPRINGS ROAD

100' ROW ASPHALT

STREET LAMP
CURB & GUTTER
WASTEWATER MANHOLE
WASTEWATER MANHOLE
CONCRET SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK
RAMP
RAMP
ELEC. VAULT
5/8" IRON ROD FOUND
TRAFFIC SIGNAL
GAS MTR. CONNECT.
TREE WELL
TREE WELL
CLEAN OUTS
PLANTER OVERALL
PLANTER
CONTROL POINT
S66°43'00"E 176.54'
S66°43'00"E 60.41'
CONTROL POINT
POB
CROSS CUT IN CONCRETE
CANOPY
CANOPY LICENSE AGREEMENT TRACT 648 SQ. FT. SEE DOC# 2000147584 ASSIGNED IN DOC.# 2012002540
CONCRETE
1/2" IRON ROD FOUND ON PREVIOUS SURVEY DATES AS LISTED HEREON WAS NOT FOUND DURING THE COURSE OF THIS SURVEY 1/2" CAPPED IRON ROD STAMPED "SAMFORD BOUNDARY" WAS SET AT THE LOCATION OF THE DESTROYED ORIGINAL MONUMENT
S66°43'00"E 25.32' (S66°43'E) (25.18')
S66°43'00"E 25.32' (S66°43'E) (25.18')
S66°43'00"E 25.32' (S66°43'E) (25.18')
S66°43'00"E 25.58 (S66°43'E) (25.44')
S66°43'00"E 75.00' (S66°43'E) (75')
1 STORY BREEZEWAY
3 STORY BLDG
ASPHALT PARKING LOT
(N30°06'E 129.81') N29°59'15"E 129.69' 124.7
(N30°06'E 132.78') N30°00'46"E 132.61
(N30°06'E 135.74') N30°01'38"E 135.52
(N30°06'E 138.70') N30°04'02"E 138.44'
53.6
20.6
9.5
74.3
0.4
BALCONIES ABOVE
SURFACE DRNG. INLET
WATER VAULT
FIRE HYD.
CONCRETE SIDEWALK
SLOT DRAIN
BLDG. ENCROACHMENT PERMITTED BY LICENSE AGREEMENT RECORDED IN DOCUMENT #2000010463, ASSIGNED IN DOC# 2012002540 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
S30°01'46"W 149.93' (S30°05'W) (150')
DRAINAGE INLET
GRASSCRETE
TRACT 1
0.314 ACRE
TRACT 2
0.256 ACRE
1 STORY CONCRETE & FRAME BUILDING
COVERED CONCRETE WALKWAY
3.4
8.8
3.4
38.1
15'
DRAINAGE EASEMENT [DOC.# 2000022426]
N30°02'12"E 141.38 (N30°06'E 141.7')
PARKING SPACES DESIGNATED BY PAVESTONES WITH ALTERNATE PATTERN
GRASSCRETE
HC
PAVESTONE
ELEC. PANEL
SIGN
CONCRETE
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 28
0.3
CONC SWALE
80.1
3' PUE (4/156)
5.0
S60°06'10"E 25.10 (S59°58'E 25')
S60°06'10"E 25.10' (S59°58'E 25')
S60°06'10"E 25.10' (S59°58'E 25')
S60°06'10"E 25.42 (S59°58'E 25.3')
4.7
DRAIN
CONCRETE RETAINING WALL
1/2" IRON ROD FOUND ON PREVIOUS SURVEY DATES AS LISTED HEREON WAS NOT FOUND DURING THE COURSE OF THIS SURVEY 1/2" CAPPED IRON ROD STAMPED "SAMFORD BOUNDARY" WAS SET AT THE LOCATION OF THE DESTROYED ORIGINAL MONUMENT
1/2" IRON ROD FOUND ON PREVIOUS SURVEY DATES AS LISTED HEREON WAS NOT FOUND DURING THE COURSE OF THIS SURVEY. A MAG NAIL WAS SET IN CONCRETE AT THE LOCATION OF THE DESTROYED ORIGINAL MONUMENT
N30°36'51"E 8.40' (N30°06'E) (8.3')
1" IRON PIPE FOUND
N66°35'29"W 75.09' (N66°43'W) (75')
1" AXLE FOUND
ROCK WALL
ELEC. MANHOLE
BOULDIN AVENUE
60' ROW ASPHALT

FORMERLY PARCEL No. 1 WAS ADDRESSED AS 903 BARTON SPRINGS ROAD, AND PARCEL No. 2 WAS ADDRESSED AS 901 BARTON SPRINGS ROAD. SINCE THE CONSTRUCTION OF THE 3 STORY ADDITION TO THE PREVIOUSLY EXISTING 1 STORY BUILDING, THE CITY OF AUSTIN HAS ELIMINATED THE 903 ADDRESS AND THE ENTIRE PROPERTY IS ADDRESSED AS 901 BARTON SPRINGS ROAD, AUSTIN, TEXAS 78704.

FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0445K DATED 01/22/20, THIS PROPERTY IS LOCATED IN ZONE AE, DEFINED THEREON AS: "SPECIAL FLOOD HAZARD AREAS...",

*SEE ATTACHED "FLOODPLAIN INFORMATION REQUEST FORMS" OBTAINED 05/20/24 FROM THE CITY OF AUSTIN'S "FLOODPRO" ONLINE DATA BASE FOR MORE INFORMATION PERTAINING TO FLOODPLAIN STATUS OF PARCELS No. 1 & 2.

CERTIFICATION

TSPS CATEGORY 1A, CONDITION II CERTIFICATION

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THE UNDERSIGNED DOES CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP OF SURVEY CORRECTLY REPRESENTS THE FINDINGS OF A SURVEY MADE UPON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO BOUNDARY ISSUES OR ENCROACHMENTS OF VISIBLE IMPROVEMENTS EXCEPT AS MAY BE SHOWN HEREON. THIS PROPERTY HAS ACCESS TO A PUBLIC ROAD OR STREET, UNLESS SHOWN OR NOTED OTHERWISE HEREON.

BUYER: Black Market Investments LLC, a Texas limited liability company G.F.#: 202400661
SELLER: The Story Board, L.L.C., a Texas limited liability company
LENDER: TBD
TITLE CO.: FIRST AMERICAN TITLE INSURANCE COMPANY
PLAN No.: 240034K

ADDRESS: 901 BARTON SPRINGS ROAD, AUSTIN TEXAS 78704

LEGAL DESCRIPTION:

TRACT 1: <APPROXIMATELY 0.314 ACRE> BEING LOTS 22, 23, 24 AND 25, ARBOLES TERRACE A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 156 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 2: <APPROXIMATELY 0.256 ACRE> BEING A 75 FOOT BY 150 FOOT PORTION (MORE OR LESS) OUT OF THE NORTHEAST CORNER OF ARBOLES TERRACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 156 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO KNOWN AS A PORTION OF LOT 2, BLOCK 1, ARBOLES ESTATES A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 155 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TRACT 3: LICENSE CREATED BY THAT CERTAIN LICENSE AGREEMENT DATED JANUARY 21, 2000, OF RECORD UNDER DOCUMENT No. 2000010463, FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED UNDER DOC. No. 2012002540 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS BEING OVER AND ACROSS A PORTION OF BOULDIN AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID AGREEMENT AND SHOWN HEREON

TRACT 4: LICENSE CREATED BY THAT CERTAIN RIGHT OF WAY ENCROACHMENT LICENSE AGREEMENT AND FIRST AMENDMENT No. F#7274-9910A, DATED SEPTEMBER 12, 2000, RECORDED UNDER DOCUMENT No. 2000147584, FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED UNDER DOCUMENT No. 2012002540 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS OVER AND ACROSS A PORTION OF BARTON SPRINGS ROAD AND BOULDIN AVENUE AS MORE PARTICULARLY DESCRIBED IN SAID AGREEMENT AND SHOWN HEREON

STATE OF TEXAS REGISTERED JAMES M. GRANT 1919 PROFESSIONAL LAND SURVEYOR

JAMES M. GRANT R.P.L.S. 1919

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INITIAL SURVEY DATE: 12/30/97
REVISED: 01/05/98
TOPOGRAPHIC SURVEY: 04/08/98
UPDATED: 09/04/98
UPDATED: 09/27/99
DRNG. ESM'T PREPARED: 09/30/99
REVISED: 02/14/00
ALTA UPDATE: 01/04/02
ALTA UPDATE: 12/20/11
CAT. 1A UPDATE: 05/20/24