

Miscellaneous Notes:

- MN1** SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN2** DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- MN3** AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN4** AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- MN5** AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- MN6** AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- MN7** TOTAL NUMBER OF PARKING SPACES IS 32, WHICH INCLUDES 2 DESIGNATED HANDICAPPED SPACES.
- MN8** COMPLETED FIELD WORK WAS MAY 5TH, 2019.
- MN9** THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH EASTERLY LINE WHICH BEARS S 52°22'51" W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, CENTRAL ZONE NAD83 2011. LATITUDE = 30° 52' 52.9211", LONGITUDE = -97° 4' 10.88696", CONVERGENCE ANGLE = 01° 20' 16.37383"
- MN10** DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00002860331982
- MN11** THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BURLESON ROAD AND EAST OLTORF STREET, WHICH IS APPROXIMATELY THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- MN12** THE SUBJECT PROPERTY HAS DIRECT ACCESS TO BURLESON ROAD AND EAST OLTORF STREET BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- MN13** EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- MN14** NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
- MN15** THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (i) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (ii) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.
- MN16** IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.
- MN17** OVERHEAD POWERLINES APPEAR TO ENTER THE SUBJECT PROPERTY WITHOUT ANY EVIDENCE OF A KNOWN EASEMENT.

Current Zoning Information

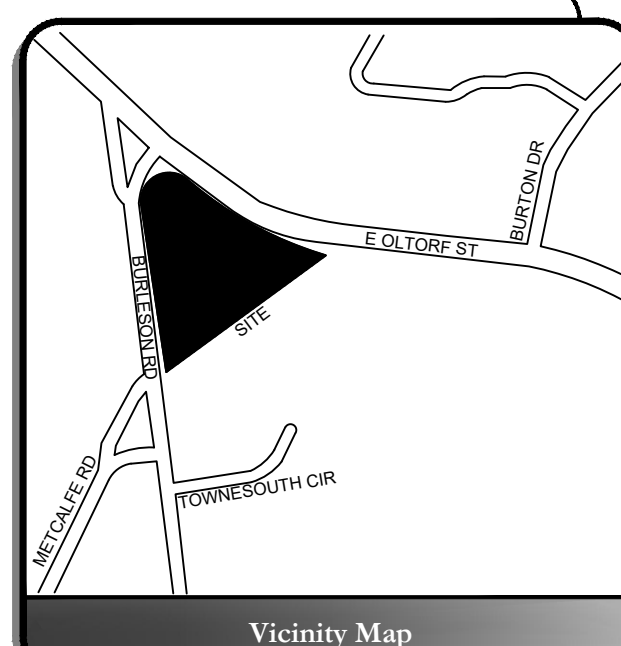
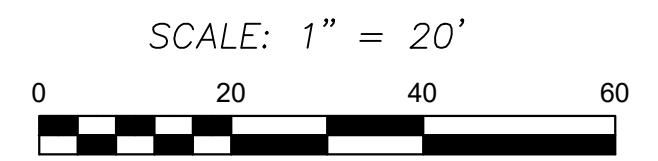
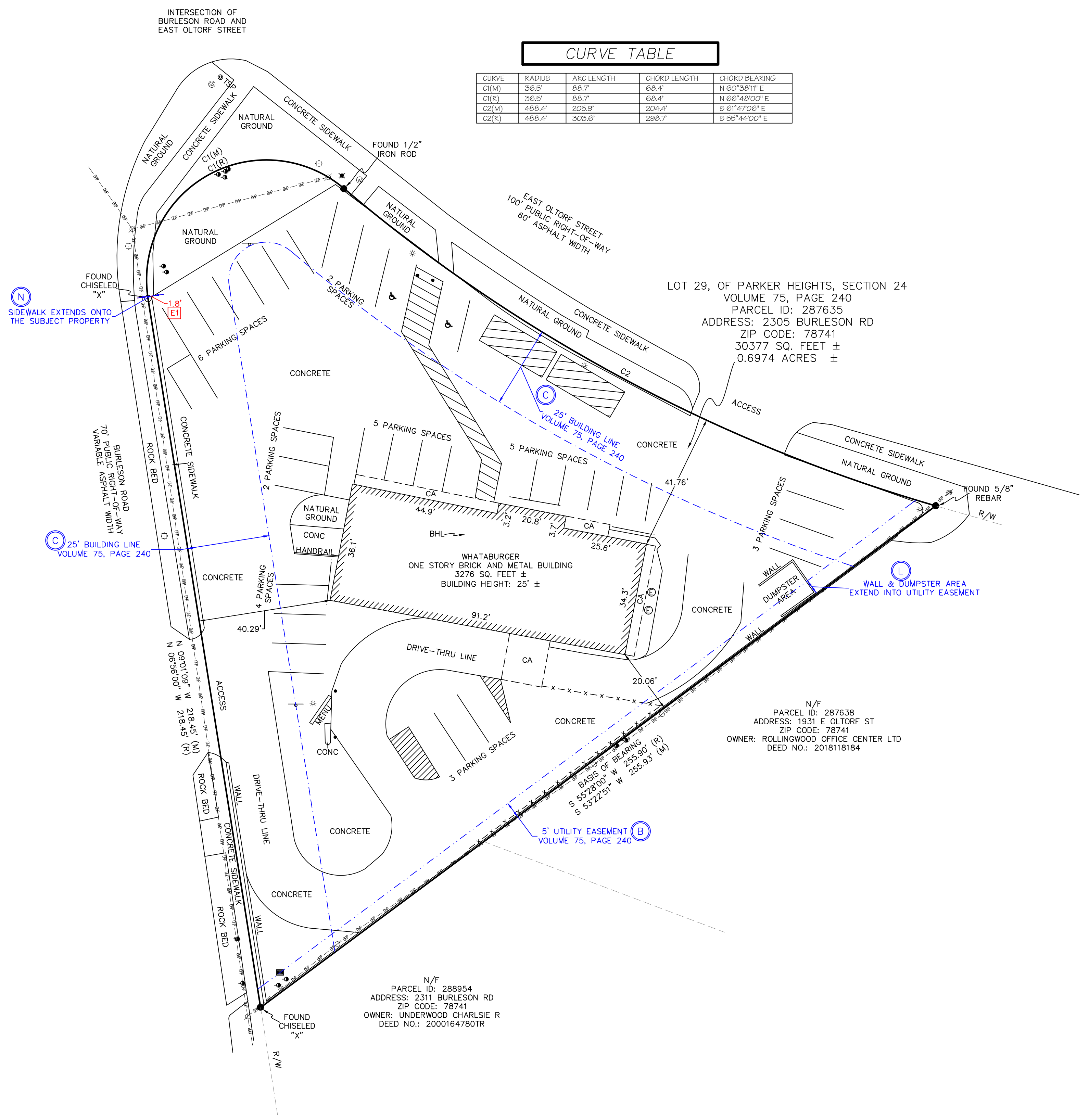
ZONED: AWAITING ZONING REPORT
 REQUIREMENTS:
 FRONT BUILDING SETBACK:
 SIDE BUILDING SETBACK:
 REAR BUILDING SETBACK:
 CORNER SETBACK:
 CONTACT:

Schedule A Description

FIRST AMERICAN TITLE INSURANCE COMPANY
 TITLE COMMITMENT #202003391
 EFFECTIVE DATE NOVEMBER 23, 2020, 8:00 AM
 LOT 29, OF PARKER HEIGHTS, SECTION 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 75, PAGE 240, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
 BEING THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO: 202003391, WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2020, 8:00 AM

Schedule B - Section II

- 1** THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD IDENTIFIED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
 THOSE SET OUT IN PLAT RECORDED IN VOLUME 75, PAGE 240, PLAT RECORDS OF TRAVIS COUNTY, TEXAS OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AFFECTS, BLANKET IN NATURE)
- 10** THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
- A** INTENTIONALLY DELETED
- B** PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE SOUTHERLY, SOUTHWESTERLY AND SOUTHEASTERLY PROPERTY LINE(S), AS SHOWN BY THE PLAT RECORDED IN VOLUME 75, PAGE 240 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS, PLOTTED AND SHOWN)
- C** BUILDING SETBACK 25 FEET IN WIDTH ALONG BURLESON ROAD AND EAST OLTORF PROPERTY LINE(S), AS SHOWN BY THE PLATS RECORDED IN VOLUME 52, PAGE 5 AND VOLUME 75, PAGE 240 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS, PLOTTED & SHOWN)
- D** ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED IN VOLUME 695, PAGE 420 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN (NOT SURVEY RELATED)
- E** UTILITY EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED JUNE 25, 1930, RECORDED IN VOLUME 455, PAGE 169 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (UNABLE TO DETERMINE POINT BEGINNING, MISSING SURVEY STATION PLANS)
- F** UTILITY EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED JANUARY 15, 1940, RECORDED IN VOLUME 650, PAGE 387 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS, DOCUMENT ILLEGIBLE)
- G** GRADE RELEASE TO THE CITY OF AUSTIN DATED OCTOBER 21, 1977, RECORDED IN VOLUME 5996, PAGE 1937 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- L** WALL AND DUMPSTER AREA EXTEND INTO UTILITY EASEMENT AS SHOWN ON THE SURVEY. (AFFECTS, PLOTTED AND SHOWN)
- M** APPARENT EASEMENT EVIDENCED BY THE LOCATION OF UTILITY POLE, LINE AND GUY ANCHORS OUTSIDE OF A DEDICATED EASEMENT AS SHOWN ON THE SURVEY. (AFFECTS, SEE MISCELLANEOUS NOTE 17)
- N** SIDEWALK AREA EXTENDS ONTO SUBJECT PROPERTY AS SHOWN ON THE SURVEY. (AFFECTS, PLOTTED AND SHOWN)



- Legend of Symbols & Abbreviations**
- BOUNDARY LINE
 - - - - FORTY LINE
 - GROUNDLINE
 - - - - RIGHT-OF-WAY
 - - - - FENCE
 - - - - BUILDING SET BACK
 - - - - UTILITY EASEMENT
 - - - - CENTERLINE OF ROAD
 - - - - RIGHT-OF-WAY
 - - - - FIELD MEASUREMENT
 - - - - RECORDED MEASUREMENT
 - - - - BUILDING LOCATION
 - - - - NOW OR FORMERLY
 - - - - ISLAND
 - ⊙ SANITARY SEWER
 - ⊙ MANHOLE
 - ⊙ CLEAN-OUT
 - ⊙ POWER POLE
 - ⊙ SIGN
 - ⊙ WATER VALVE
 - ⊙ FLAGPOLE
 - ⊙ GAS METER
 - ⊙ ELECTRICAL BOX
 - ⊙ GROUND LIGHT
 - ⊙ HANDICAP PARKING
 - ⊙ BIKE RACK
 - ⊙ UTILITY VAULT
 - ⊙ SPEAKER
 - ⊙ ELECTRIC CABINET
 - ⊙ WATER METER
 - ⊙ ELECTRIC MANHOLE
 - ⊙ GUY ANCHOR
 - ⊙ DRAIN GRATE
 - ⊙ SEPTIC LID
 - ⊙ EV ELECTRIC VAULT
 - ⊙ WATER FOUNTAIN
 - ⊙ CLEARANCE POLE
 - ⊙ COVERED AREA
 - ⊙ FIRE HYDRANT
 - ⊙ NATURAL GROUND
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ TSP TRAFFIC SIGNAL POST
 - ⊙ TELEPHONE PEDESTAL

TO: HERITAGE TITLE COMPANY OF AUSTIN, INC. AND 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/SPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9, 13, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/27/2020.

DATE OF PLAT OR MAP: 12/1/2020

Bradley G. Wells
 BRADLEY G. WELLS 12/1/2020
 DATE

LAND SURVEYOR NUMBER: 5499
 IN THE STATE OF TEXAS
 TEXAS FIRM REGISTRATION #10194275

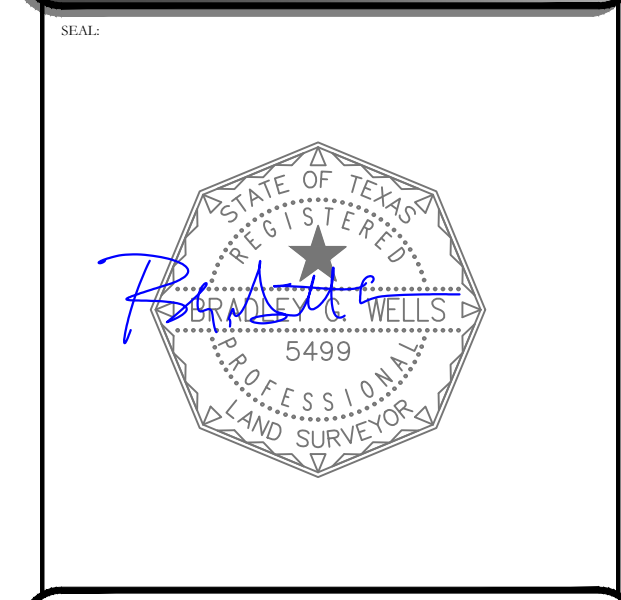
Encroachments

E1 CONCRETE SIDEWALK APPEARS TO EXTEND INTO SUBJECT PROPERTY BY AS MUCH AS 1.8.

Utility Notes:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Surveyor's Certification



BLEW & ASSOCIATES, PA
 CIVIL ENGINEERS & LAND SURVEYORS

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 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 www.BLEWINC.com

DRAWN BY DATE	REVIEWED BY	SURVEYED BY
JDC 12/1/2020	BW	TKS
COUNTY & STATE	FIRM NUMBER	
TRAVIS COUNTY, TEXAS	20-6153	
LOCATION	2305 BURLESON ROAD AUSTIN, TEXAS 78741	
FOR THE USE AND BENEFIT OF:	THE DUPONT GROUP	

DATE	REVISION
12/4/2020	CLIENT'S COMMENTS