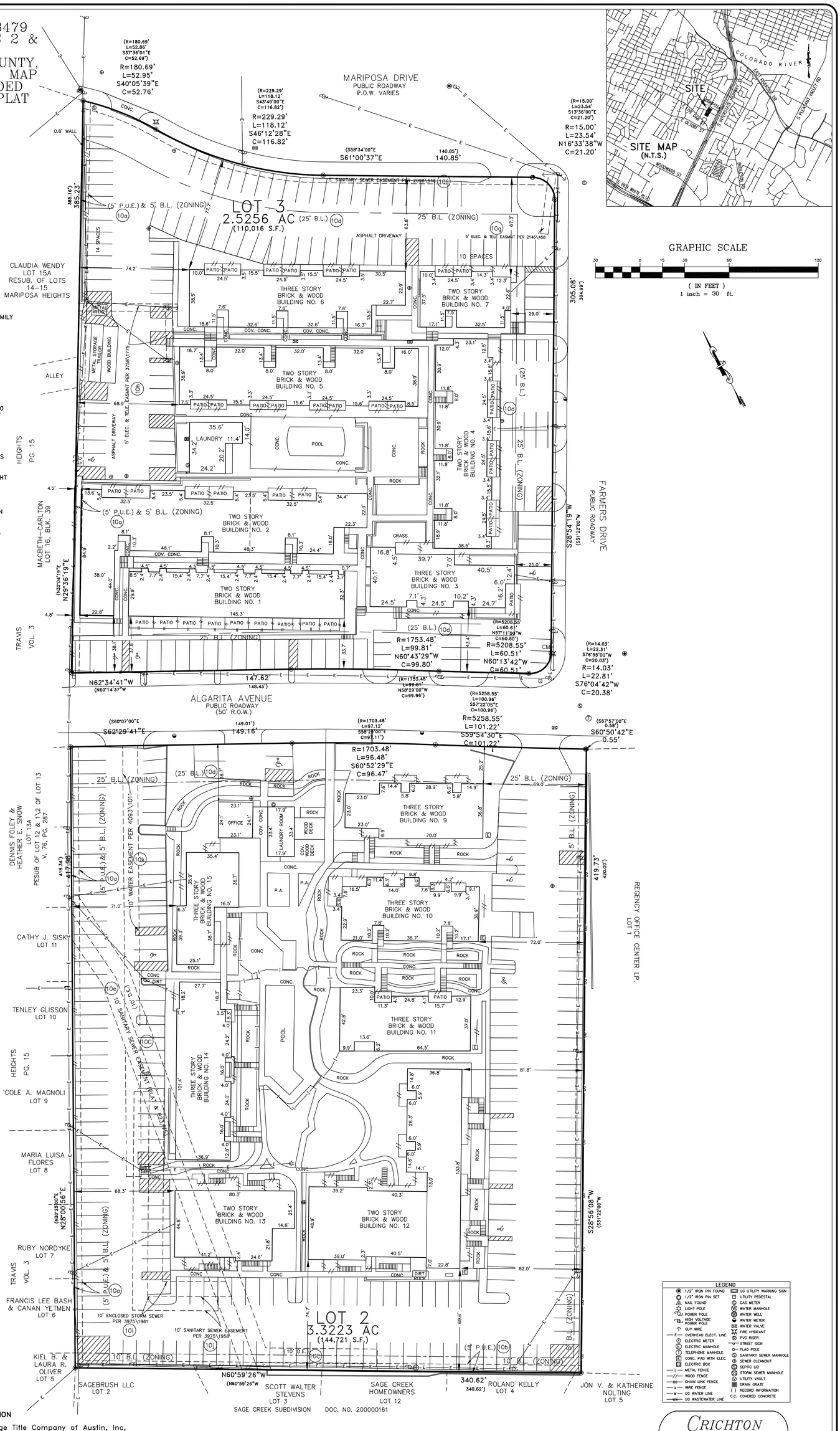
ALTA/NSPS SURVEY OF 5.8479 ACRES BEING ALL OF LOTS 2 & 3, INSURANCE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE 82, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



SURVEY NOTES:

1) BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203).

2) THIS TRACT IS ZONED MF-3-NP (MEDIUM DENSITY MULTIFAMILY – NEIGHBORHOOD PLAN COMBINING DISTRICT) BY THE CITY OF AUSTIN. ZONING REQUIREMENTS ARE AS FOLLOWS:

Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height	40 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	55%	Front yard	25 ft
Maximum Impervious Cover	65%	Street side yard	15 ft
Maximum Floor Area Ratio	75:1	Interior side yard	5 ft
Maximum Units Per Acre	36	Rear yard	10 ft

3) THERE ARE 317 MARKED REGULAR PARKING SPACES AND 10 MARKED HANDICAPPED PARKING SPACES, FOR A TOTAL OF 327 MARKED PARKING SPACES ON THIS TRACT.

4) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK ON THIS TRACT.

5) THERE IS NO OBSERVED EVIDENCE OF THIS TRACT'S USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

6) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS SHOWN ON COMMUNITY PANEL NUMBER 48453C 0605 J OF THE FLOOD INSURANCE RATE MAP PREPARED FOR WILLIAMSON COUNTY BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, H.U.D., WITH AN EFFECTIVE DATE OF JANUARY 6, 2016.

8) ALL CURBS AND SIDEWALKS ARE CONCRETE UNLESS OTHERWISE NOTED.

FIRST AMERICAN
TITLE INSURANCE COMPANY
G.F. NO. 201603138,
ISSUED NOVEMBER 3, 2016
SCHEDULE "B" ITEMS:

A. PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE NORTHWEST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 17, PAGE(S) 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH LOTS) (SHOWN HEREON)

B. PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE SOUTHWEST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 17, PAGE(S) 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (SHOWN HEREON)

C. DRAINAGE EASEMENT 10 FEET IN WIDTH ALONG SOUTHWEST PROPERTY LINE AND TRAVERSING SUBJECT PROPERTY, AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 17, PAGE(S) 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (SHOWN HEREON)

D. BUILDING SETBACK 25 FEET IN WIDTH ALONG ALL PROPERTY LINES ADJACENT TO STREETS, AS SHOWN ON THE PLAT(S) RECORDED IN VOLUME 17, PAGE(S) 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH LOTS) (SHOWN HEREON)

E. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 2, 1946, RECORDED IN VOLUME 823, PAGE 75 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ADDITIONALLY SHOWN ON PLAT RECORDED IN VOLUME 17, PAGE(S) 82 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (SHOWN HEREON)

F. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED SEPTEMBER 21, 1959, RECORDED IN VOLUME 2098, PAGE 546 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 3) (SHOWN HEREON)

G. ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 25, 1959, RECORDED IN VOLUME 2146, PAGE 458 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 3) (SHOWN HEREON)

H. ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED APRIL 29, 1969, RECORDED IN VOLUME 3758, PAGE 1775 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 3) (SHOWN HEREON)

I. ENCLOSED STORM SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED DECEMBER 17, 1970, RECORDED IN VOLUME 3975, PAGE 1961 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (SHOWN HEREON)

J. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED DECEMBER 17, 1970, RECORDED IN VOLUME 3975, PAGE 1958 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (SHOWN HEREON)

K. WATER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 8, 1971, RECORDED IN VOLUME 4093, PAGE 1011 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (SHOWN HEREON)

I. SUBJECT TO GRADE RELEASE TO THE CITY OF AUSTIN DATED MARCH 20, 1969, RECORDED IN VOLUME 3643, PAGE 994 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 3) (NOTED HEREON)

M. SUBJECT TO GRADE RELEASE TO THE CITY OF AUSTIN DATED SEPTEMBER 13, 1971, RECORDED IN VOLUME 4177, PAGE 427 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (NOTED HEREON)

N. SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT DATED JANUARY 1, 2004, RECORDED UNDER DOCUMENT NO. 2004069057 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (LOT 2) (NOTED HEREON)

T. SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN PUBLIC RECORDS.

LEGEND

1/2" IRON PIN FOUND	UG UTILITY WARNING SIGN
1/2" IRON PIN SET	UTILITY PEDESTAL
NAIL FOUND	GAS METER
LIGHT POLE	WATER MANHOLE
POWER POLE	WATER WELL
HIGH VOLTAGE POWER POLE	WATER METER
GUY WIRE	WATER VALVE
OVERHEAD ELECT. LINE	FIRE HYDRANT
ELECTRIC METER	PVC RISER
ELECTRIC MANHOLE	STREET SIGN
TELEPHONE MANHOLE	FLAG POLE
CONC. PAD WITH ELEC.	SANITARY SEWER MANHOLE
ELECTRIC BOX	SEWER CLEANOUT
METAL FENCE	SEPTIC UD
WOOD FENCE	STORM SEWER MANHOLE
CHAIN LINK FENCE	UTILITY VAULT
WIRE FENCE	DRAIN GRATE
UG WATER LINE	( ) RECORD INFORMATION
UG WASTEWATER LINE	C.C. COVERED CONCRETE

SURVEY CERTIFICATION

To First American Title Insurance Company, Heritage Title Company of Austin, Inc, and 1221 Algarita LP, a Texas limited partnership:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on November 9, 2016.

Date of Plat or Map: November 22, 2016.

_____

Herman Crichton, R.P.L.S. No. 4046

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00
6448 East Highway 290
Suite B105
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com

UPDATE NOV. 22, 2016
REV. MAY 13, 2015
REV. MAY 7, 2015

1221 & 1222
ALGARITA AVENUE
AUSTIN, TEXAS

DATE: APRIL 29, 2015	JOB NO. 15_142
SCALE: 1" = 30'	DWG NO. 15_142