

SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS
JULY 2016

ALTA/NSPS LAND TITLE SURVEY OF
0.694 ACRES
2363 HWY 71 EAST
AUSTIN, TX 78617

2002 RE LP
 0.387 AC
 DOC. NO. 2002028309
 O.P.R.T.C.TX.

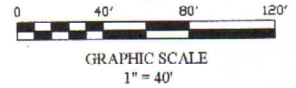
LOT 1
 NATIONAL MOBILE PARKS
 SUBDIVISION SEC. 1
 VOL. 64, PG. 10
 P.R.T.C.TX.

EDWARD & MARGARET WHITAKER
 0.98 AC
 DOC. NO. 2014015388
 O.P.R.T.C.TX.

LOT 2
 NATIONAL MOBILE PARKS
 SUBDIVISION SEC. 1
 VOL. 64, PG. 10
 P.R.T.C.TX.

0.694 ACRE
 DOC. #2015078138
 O.P.R.T.C.TX.

EDWARD & MARGARET WHITAKER
 LOT A
 JIM DOBSON ADDITION
 VOL. 68, PG. 30
 P.R.T.C.TX.



LEGEND

- 1/2 INCH IRON ROD FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- MAIL BOX
- ⊗ STORM SEWER MANHOLE
- ⊕ WATER METER
- ⊖ ELECTRIC METER
- ⊘ GAS METER
- ⊙ AIR CONDITIONER
- ⊚ DOLLARD
- ▽ LARGE METAL SIGN
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- B.H. BUILDING HEIGHT

EXCLUSIVELY TO REGIONAL TRAFFIC SERVICES, LLC, INC, STEARNS BANK, NA AND TO PARTIES INVOLVED IN HERITAGE TITLE COMPANY OF NO. 201601584, DATED JUNE 21, 2016.

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 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7(A), 7(B)(1), 7(C), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16 AND 18 (NONE OBSERVED) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 21, 2016. DATE OF PLAT OR MAP: 07-25-16

Delta Survey Group Inc.
 JOHN BRAUTMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5057 - STATE OF TEXAS



ONLY THOSE RECORDED EASEMENTS LISTED IN ALLIANT NATIONAL TITLE INSURANCE COMPANY'S POLICY NUMBER 201601584, DATED JUNE 21, 2016, AND RE-LISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DELTA SURVEY GROUP, INC.

- A. AN UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED IN VOLUME 668, PAGE 299 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN.
- (NOT SURVEY RELATED)
- B. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MAY 12, 1941, RECORDED IN VOLUME 679, PAGE 146 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- (BLANKET EASEMENT, AFFECTS SUBJECT TRACT)
- C. WATER MAIN EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JANUARY 27, 1966, RECORDED IN VOLUME 3078, PAGE 2173 OF THE DEED RECORDS, AS SHOWN BY THE PLATS) RECORDED IN VOLUME 64, PAGE 10 OF THE PLAT RECORDS, BOTH OF TRAVIS COUNTY, TEXAS.
- (AFFECTS AS SHOWN)
- D. AN UNDIVIDED INTEREST IN ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, CONVEYED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2008023987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN.
- (NOT SURVEY RELATED)
- E. LAWSUIT FILED BY THE CITY OF AUSTIN IN THE DISTRICT COURT OF TRAVIS COUNTY, 126TH JUDICIAL DISTRICT, ON AUGUST 24, 2015 AS CAUSE NO. D-1-GN-15-003492, AND ANY LIEN OF SUPPLEMENTAL OR ADDITIONAL TAXES FOR TAX YEAR 2015 AND SUBSEQUENT YEARS ASSESSED OR IMPOSED AS A RESULT OF THE LAWSUIT.
- (NOT SURVEY RELATED)

- NOTES:
1. ACCORDING TO THE F.E.M.A. MAPS No. 484530610 J, DATED AUGUST 18, 2014, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING AREAS:
 - OTHER AREAS-
 ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% GLANCE ANNUAL CHANCE FLOODPLAIN.
 2. ALL BEARINGS AND DISTANCES SHOWN ARE RECORDED.
 3. PER INFORMATION PROVIDED BY THE CLIENT ON 7/25/2016:
 - ZONING - PER CS
 - 25-2-1538 - COMMERCIAL REGULATIONS.
 - (A) FOR A COMMERCIAL USE:
 - (1) THE MINIMUM LOT AREA IS 2,500 SQUARE FEET;
 - (2) THE MINIMUM LOT WIDTH IS 30 FEET;
 - (3) THE MAXIMUM FRONT YARD SETBACK IS 10 FEET;
 - (4) THE MINIMUM FRONT YARD SETBACK IS FIVE FEET;
 - (5) THE MINIMUM STREET SIDE YARD SETBACK IS 10 FEET;
 - (6) THE MINIMUM INTERIOR YARD SETBACK IS FIVE FEET;
 - (7) THE MINIMUM REAR YARD SETBACK IS 10 FEET;
 - (8) THE MAXIMUM BUILDING HEIGHT IS 35 FEET;
 - (9) THE MAXIMUM BUILDING COVERAGE IS 55 PERCENT;
 - (10) THE MAXIMUM IMPERVIOUS COVER IS 65 PERCENT; AND
 - (11) THE MAXIMUM BUILDING FOOTPRINT IS 500 SQUARE FEET.
 - (B) A COMMERCIAL USE MAY NOT BE OPEN TO THE PUBLIC BETWEEN THE HOURS OF 11:00 P.M. AND 6:00 A.M.
 - (C) THE OUTDOOR SEATING AREA, IF ANY, FOR A RESTAURANT (LIMITED) USE MAY NOT EXCEED 50 PERCENT OF THE INDOOR SEATING AREA.

DESCRIPTION OF A 0.694 ACRE TRACT LOCATED IN THE SANTIAGO DEL VALLE GRANT, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED BY DELTA SURVEY GROUP IN JULY 2016, SAID 0.694 ACRE TRACT BEING ALL OF A 0.694 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2015078138, OFFICIAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOTS 1 AND 2, NATIONAL MOBILE PARKS SUBDIVISION SECTION 1, A SUBDIVISION OF RECORD IN BOOK 64, PAGE 10, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.694 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 2, SAME BEING THE WEST CORNER OF LOT A, JIM DOBSON ADDITION, A SUBDIVISION OF RECORD IN BOOK 68, PAGE 30, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF STATE HIGHWAY 71, FOR THE POINT OF BEGINNING;

THENCE WITH SAID ROW LINE AND THE SOUTHWEST LINES OF SAID LOTS 1 AND 2, N5°10'17"W, A DISTANCE OF 174.77 FEET TO A MAG NAIL FOUND IN THE SOUTHWEST LINE OF SAID LOT 1, FOR THE WEST CORNER OF SAID 0.694 ACRE TRACT, SAME BEING THE SOUTH CORNER OF A 0.387 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2002028309, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE LEAVING SAID ROW LINE, CROSSING SAID LOT 1, WITH THE SOUTHEAST LINE OF SAID 0.387 ACRE TRACT AND THE NORTHWEST LINE OF SAID 0.694 ACRE TRACT, N42°38'43"W, A DISTANCE OF 181.60 FEET TO A CALCULATED POINT FOR THE NORTH CORNER OF SAID 0.694 ACRE TRACT, SAME BEING AN ANGLE POINT ON THE SOUTH LINE OF A 0.98 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2014015388, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE CROSSING SAID LOTS 1 AND 2, WITH THE SOUTH LINE OF SAID 0.98 ACRE TRACT AND THE NORTHEAST LINE OF SAID 0.694 ACRE TRACT, S48°02'17"E, A DISTANCE OF 173.92 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF SAID LOT 2, FOR THE EAST CORNER OF SAID 0.694 ACRE TRACT, SAME BEING IN THE NORTHWEST LINE OF SAID LOT A;

THENCE WITH THE SOUTHEAST LINE OF SAID LOT 2, AND THE NORTHWEST LINE OF SAID LOT A, S42°39'24"W, A DISTANCE OF 165.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.694 ACRE OF LAND, MORE OR LESS.

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD83/CORS

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
 OFFICE: 512.282.5200 FAX: 512.282.5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD MONTOPOLIS
 PROJECT 2363 HWY 71 EAST
 DWG. GF#201601584

APPROVED
 By AER at 1:15 pm, Jul 26, 2016

DESCRIPTION OF A 0.694 ACRE TRACT LOCATED IN THE SANTIAGO DEL VALLE GRANT, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED BY DELTA SURVEY GROUP IN MARCH 2015, SAID 0.694 ACRE TRACT BEING ALL OF A 0.694 ACRE TRACT DESCRIBED IN VOLUME 12358, PAGE 1474, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOTS 1 AND 2, NATIONAL MOBILE PARKS SUBDIVISION SECTION 1, A SUBDIVISION OF RECORD IN BOOK 64, PAGE 10, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.694 ACRE TRACT, AS SHOWN ON PLAT OF SAME DATE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for the south corner of said Lot 2, same being the west corner of Lot A, Jim Dobson Addition, a subdivision of record in Book 68, Page 30, Plat Records, Travis County, Texas, same being in the north right-of-way (ROW) line of State Highway 71, for the **POINT OF BEGINNING**;

THENCE with said ROW line and the southwest lines of said Lots 1 and 2, N53°10'17"W, a distance of 174.77 feet to a mag nail found in the southwest line of said Lot 1, for the west corner of said 0.694 acre tract, same being the south corner of a 0.387 acre tract of land described in Document Number 2002028309, Official Public Records, Travis County, Texas;

THENCE leaving said ROW line, crossing said Lot 1, with the southeast line of said 0.387 acre tract and the northwest line of said 0.694 acre tract, N42°38'43"E, a distance of 181.60 feet to a calculated point for the north corner of said 0.694 acre tract, same being an angle point in the south line of a 0.98 acre tract described in Document Number 2014015388, Official Public Records, Travis County, Texas;

THENCE crossing said Lots 1 and 2, with the south line of said 0.98 acre tract and the northeast line of said 0.694 acre tract, S48°02'17"E, a distance of 173.92 feet to a ½ inch iron rod found in the southeast line of said Lot 2, for the east corner of said 0.694 acre tract, same being in the northwest line of said Lot A;

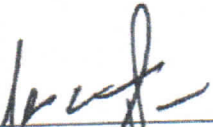
0.694 ACRE
SANTIAGO DEL VALLE GRANT

THENCE with the southeast line of said Lot 2, and the northwest line of said Lot A, S42°39'24"W, a distance of 165.96 feet to the **POINT OF BEGINNING** and containing 0.694 acre of land, more or less.

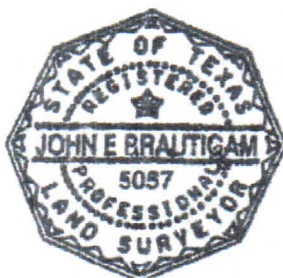
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E Brautigam hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during February 2015, and is true and correct to the best of my knowledge and belief.

Date: 03-03-15



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



Delta Survey Group, Inc.
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Austin, Texas 78745
TBPLS Firm No. 10004700