



UTILITY NOTE

SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED AND DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). SURVEYOR DOES CERTIFY THAT UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

PARKING SPACE NOTE

REGULAR SPACES: 14
HANDICAP SPACES: 0

FLOOD INFORMATION

PER WWW.FEMA.GOV, A PORTION OF THIS
PROPERTY APPEARS TO BE LOCATED IN ZONE X
THIS PROPERTY WAS FOUND IN MAP NUMBER
48453C0445J, 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:

- 3) 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.
- 4) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 5) AN AREA FLOOD ZONE DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. DATA WAS OBTAINED AT: WWW.FEMA.GOV
- 6) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES AND ZONING ORDINANCES.
- 7) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
- 8) UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: STEWART TITLE GUARANTY
COMPANY, FILE NO. 433262, POLICY DATE: MAY 15, 2019

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

THE FOLLOWING MATTERS CORRESPONDING TO SCHEDULE B ADDRESSED BY THE SURVEYOR ARE ITEMIZED BELOW.

10.(B) EASEMENT:
RECORDED: VOLUME 327, PAGE 169, DEED RECORDS, TRAVIS COUNTY, TEXAS.
PURPOSE: 30' BUILDING SETBACK LINES ALONG THE FRONT PROPERTY LINE
[AS DEPICTED]

TO: STEWART TITLE GUARANTY COMPANY & ENFIELD ARMS, LTD.

THIS IS TO CERTIFY THAT THIS MPA 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, 4, 7(a), 7(b)(1), 8, 9, 10(a), 11, AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY 31ST, 2019.

DATE OF PLAT OR MAP: JUNE 10, 2019

DEREK KINSAUL, R.P.L.S. No 6356



1409 ENFIELD RD
AUSTIN, TX 78703
PROJECT NO. 19-0149



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SHEET
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