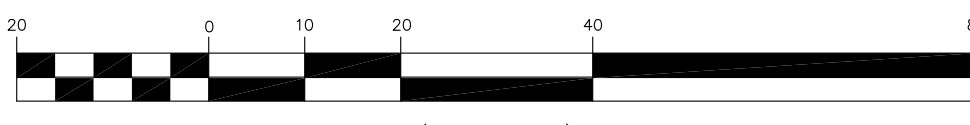


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING
 - TOF - TRAVIS COUNTY CLERK'S FILE
 - TCDR - TRAVIS COUNTY DEED RECORDS
 - TCMR - TRAVIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WB - BARBED WIRE FENCE
 - CF - CHAIN LINK FENCE
 - CON - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - GW - GUY WIRE
 - CB - CATCH BASIN
 - CBX - CABLE BOX
 - EB - ELECTRIC BOX
 - EMH - ELECTRIC MH
 - FH - FIRE HYDRANT
 - FOM - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SMH - SANITARY MANHOLE
 - SM - STORM MANHOLE
 - TF - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSB - TRAFFIC SIGNAL BOX
 - TSP - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - WW - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - B - BENCHMARK
- ** - PER RESTRICTIONS VOL. 9282, PG. 254, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
* - VOL. 517, PG. 503, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ENCROACHMENTS
ON TRACT 1 BLDG EXTENTS ACROSS PROPERTY LINE AS SHOWN
IMPROVEMENTS LOCATED OUTSIDE PROPERTY LINE AS SHOWN

ON TRACT 1 COV'D PATIO AND COV'D WOOD DECK EXTENTS ACROSS PROPERTY LINE AS SHOWN
IMPROVEMENTS LOCATED OUTSIDE PROPERTY LINE AS SHOWN

EXISTING MARKED PARKING SPACES

REGULAR	4
HANDICAP	1
TOTAL	5

NOTES:

- BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 99, NAD 83 WITH A BEARING OF S 62°41'21" E, ALONG THE SOUTH R.O.W. LINE OF WEST 30TH STREET.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY G.P. NO. 2013351UM OF PROMINENT TITLE, L.L.C. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: OCTOBER 16, 2020.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
- TABLE A, ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT.
- TABLE A, ITEM 19) THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT TRACT THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED & AF, ACCORDING TO F.I.R.M. MAP NO. 48543C 0465K, DATE 01-22-2020, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

TRACT 1 (BUILDING LOT PROPERTY):
LOTS 8 AND 9, BLOCK 2, OF FRUTH ADDITION, A SUBDIVISION OF OUTLOT 73, DIVISION D, IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 2, PAGE 157, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THEREFROM, THAT PORTION CONVEYED TO THE CITY OF AUSTIN BY STREET DEED DATED JULY 2, 1968, RECORDED IN VOLUME 3713, PAGE 1257, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2 (PARKING LOT PROPERTY):
LOTS 12, 13 AND 14, BLOCK 9, OF FRUTH ADDITION, A SUBDIVISION OF OUTLOT 73, DIVISION D, IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 2, PAGE 157, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE 'B' ITEMS

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
THOSE RESTRICTIVE COVENANTS RECORDED IN/UNDER 9282/254, 9282/258 AND 2012203792, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2, LOTS 12, 13 AND 14 ONLY)
- THOSE RESTRICTIVE COVENANTS RECORDED IN/UNDER 2012203790, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 2)
- BUILDING SETBACK LINES SET FORTH IN WARRANTY DEED RECORDED IN/UNDER 517/503, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2, LOT 12), AS SHOWN HEREON;
- FLOODPLAIN DRAINAGE EASEMENT EXECUTED BY NOFALIA, INC., A TEXAS CORPORATION, TO THE CITY OF AUSTIN, DATED NOVEMBER 16, 2012; RECORDED IN/UNDER 2012203791, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2, LOTS 12, 13 AND 14), AS SHOWN HEREON;

ALTA/NSPS LAND TITLE SURVEY OF

TRACT 1 (BUILDING LOT PROPERTY):
LOTS 8 AND 9, BLOCK 2, OF FRUTH ADDITION, A SUBDIVISION OF OUTLOT 73, DIVISION D, IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 2, PAGE 157, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2 (PARKING LOT PROPERTY):
LOTS 12, 13 AND 14, BLOCK 9, OF FRUTH ADDITION, A SUBDIVISION OF OUTLOT 73, DIVISION D, IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 2, PAGE 157, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PROMINENT TITLE, LLC AND P50P TRUDYS AUSTIN LLC, A TEXAS LIMITED LIABILITY 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 10, 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2020.

DATE OF PLAT OR MAP: NOVEMBER 20, 2020

APPROVED
By bhataway at 12:09 pm, Dec 03, 2020

The Surveyor made all our requested revisions.

FRED W. LAWTON
2321
PROFESSIONAL LAND SURVEYOR

Fred W. Lawton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: felawton@stsurvey.com

ADDRESS: 400 WEST 30TH STREET AUSTIN, TRAVIS TEXAS 78705		REVISIONS:	
SITE:		NO.	DATE
JOB NO: 1984-20	SCALE: 1" = 20'	1.	12-01-20
DATE: 11-18-20	SHEET 1 OF 1		DESCRIPTION
			COMMENTS

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400