

C116-2016-0010

J129741

FL
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OWNER
RIVERSIDE RESOURCES INVESTMENTS, LTD
ADDRESS
1005 E 100TH EAST ST ELMO ROAD
AUSTIN TEXAS 78745

Waterloo Surveyors Inc. SURVEY PLAT

TREE LIST

TAGE	SIZE	TYPE
11	8"	Hackberry
12	8 1/2"	Hackberry
13	8 1/8/8/8/5"	Hackberry
14	11/4/4/4"	Hackberry
15	8/8"	Hackberry
16	7"	Hackberry
17	7/4"	Hackberry
18	8 1/2"	Hackberry
19	8"	Maple
20	8 1/8/8/5/5"	Hackberry
21	8"	Hackberry
22	5/2/3/3"	Hackberry
23	13"	Hackberry
24	8"	Hackberry
25	8 1/2"	Hackberry
26	8 1/2"	Hackberry
27	10/8"	Hackberry
28	13/10/8"	Hackberry
29	8"	Hackberry
30	10"	Hackberry
31	13/10"	Hackberry
32	14"	Hackberry
33	8"	Hackberry
34	8 1/2"	Hackberry
35	12/12"	Hackberry
36	10"	Hackberry

137	4/4/4/4/4"	Hackberry
138	8/8"	Liquidum
139	8"	Hackberry
140	8"	Hackberry
141	8/8/4/4"	Liquidum
142	3/4/3/2/2"	Liquidum
143	7/8/4/4"	Liquidum
144	12"	elm
145	10/8/8/8/8"	Liquidum
146	8"	Hackberry
147	13"	Hackberry
148	12"	Tallow
149	12"	Cedar
150	12"	Hackberry
151	13/13/10/10/10"	elm
152	17"	Hackberry
153	3/3/3"	Live Oak
154	2"	Live Oak
155	8/8/8/7"	Live Oak
156	7/4/3"	Hackberry
157	4/4/3/3/3"	Hackberry
158	5/2/5"	Hackberry
159	8/5"	Hackberry
160	7/8/8/5"	Hackberry
161	8/8/7"	Maple
162	3/3/3"	Maple
163	8/7"	Maple
164	8/8/4"	Maple
165	8"	Maple
166	10"	Maple
167	8/7/7"	Maple
168	7/3/4"	Maple
169	8/5"	Maple
170	8"	Maple
171	8"	Maple
172	7"	Maple

IMPERVIOUS COVER	
Iron Garbage Box	14,763 sq ft
Blot "A"	743 sq ft
Blot "B"	889 sq ft
Concrete walk, drive and curb	2,943 sq ft
Asphalt drive	30,387 sq ft
TOTAL IMPERVIOUS	49,224 sq ft
TOTAL TRACT 1 & TRACT 2	131,268 sq ft
IMPERVIOUS %	23.7 %

SCALE
1" = 40'

TRACT 1

LEGAL DESCRIPTION
BEING ALL OF THAT 3.0902 ACRES (1387 AC) TRACT OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, THE SAME BEING A PORTION OF THE PROPERTY CONVEYED TO RICHARD D. BRAMLEY BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11362, PAGE 638, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2

LEGAL DESCRIPTION
BEING ALL OF THAT 1.3007 ACRES (128 AC) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO RICHARD D. BRAMLEY BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005113756, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

AS PER COMMITMENT NO. 201101964

THE TRACTS SHOWN HEREON ARE SUBJECT TO THE EASEMENTS AS SHOWN ON THE FACE OF THE SURVEY

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO RIVERSIDE RESOURCES INVESTMENTS, LTD., AND TO FIRST AMERICAN TITLE INSURANCE COMPANY AND TO HERITAGE TITLE OF AUSTIN, INC., AS PER OF NO. 201101964"

ZONING NOTE

PROPERTY ZONING IS-L-10 LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN
THERE ARE NO BUILDING SET BACK REQUIREMENTS FOR LIMITED INDUSTRIAL SERVICES
FOR MORE INFORMATION see (a) section 14.05 (Development) zoning

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER RIGHTS AND RESTRICTIONS MAY APPLY.

State of Texas
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 3 & 6 Condition II Survey.

I certify that the property shown hereon is NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 2245000000H
Zone: X Dated: 9/28/2008
Dated this the 12TH day of APRIL, 2014.

Thomas P. Dixon R.P.L.S. 4324