



LEGEND

PROPERTY LINE
EXISTING PROPERTY LINES
MAG WITH "AWARD BOUNDARY"
WASHER SET
1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON PIPE FOUND (UNLESS NOTED)
CHISELED "X" FOUND IN CONCRETE
60D NAIL FOUND
SURVEY CONTROL POINT
BOLLARD POST (UNLESS NOTED)
EDGE OF ASPHALT
PARKING PAY-2-PARK METER
GROUND LIGHT
ELECTRIC METER
ELECTRIC MANHOLE
FIRE HYDRANT
GAS VALVE
HANDICAP PARKING
LIGHT POLE
MAILBOX
TELECOMMUNICATIONS BOX
TELECOMMUNICATIONS MANHOLE
NO PARKING SIGN
HANDICAP PARKING SIGN
STOP SIGN
WATER VALVE
WATER METER
IRRIGATION CONTROL VALVE
STORM SEWER MANHOLE
BIKE RACK
WATER MANHOLE
SIGN (AS NOTED)
WROUGHT IRON FENCE
GAS LINE
UNDERGROUND ELECTRIC
OVERHEAD UTILITY
WASTEWATER LINE
WATER LINE
STORM SEWER LINE
CONCRETE
BUILDING
P.O.B.
F.F.E.
R.C.P.
P.V.C.
F.L.ELEV
R.O.W.
R.P.R.T.C.T.
O.P.R.T.C.T.
RECORD INFORMATION PER VOL. 12904, PG. 2482
RECORD INFORMATION PER VOL. 13308, PG. 1437
RECORD INFORMATION PER GENERAL LAND OFFICE FILES
RECORD INFORMATION PER CITY OF AUSTIN SURVEY FILES

VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION:
TRACT 1: A PORTION OF LOT 2, BLOCK 176, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.
TRACT 2: A PORTION OF LOT 2 AND ALL OF LOTS 3 AND 4, BLOCK 176 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000065185916.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "AWARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TRIMBLE RTX COOPERATIVE NETWORK ON DATE 01/03/2019, GPS STATIC OBSERVATIONS ON DATE 12/18/2018, STATIC DATA PROCESSED BY TRIMBLE RTX POST-PROCESSING, AWARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MON J-21-1001, HAVING A PUBLISHED GRID COORDINATE & (NAVD 88, GEOID 03 ELEVATION OF) N 10067796.697, E 3112296.989, ELEV. 445.77'

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0465J, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:
1) PROPERTY ADDRESS: 400 WEST 14TH STREET, AUSTIN, TEXAS 78701 & 408 WEST 14TH STREET, AUSTIN, TEXAS 78701
2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
3) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
4) THERE IS A DISCREPANCY BETWEEN THE LOCATION OF THE CVC (CAPITOL VIEW CORRIDORS) AS DESCRIBED IN TEXAS STATE BILL NO. 644 AND THE CVC SUPPLIED IN THE DRAWING SUPPLIED BY THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT. THE ORIGIN POINT FOR THE CENTER OF THE CAPITOL DOME BASE (NATIONAL GEODETTIC SURVEY PID #BM0900) USED BY THE COA PUBLIC WORKS DEPARTMENT BY ±3'. THE APPROXIMATE LOCATIONS OF BOTH CAPITOL VIEW CORRIDORS ARE SHOWN. THE ELEVATIONS SHOWN ARE BASED ON THE ELEVATIONS GIVEN IN TEXAS STATE BILL NO. 644 (NGVD 29).
5) PER THE CITY OF AUSTIN LDC CHAPTER 25-2-161, THE CAPITOL DOMINANCE ZONE EXTENDS A QUARTER MILE FROM THE STATE CAPITOL DOME. FOR THE PURPOSES OF THIS SURVEY, THE EXTENTS OF THE ZONE LINE ARE DERIVED USING THE CENTER OF THE CAPITOL DOME DESCRIBED IN TEXAS STATE BILL NO. 644
6) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

ALTA/NSPS CERTIFICATION:
TO: NORTHLAND PROPERTIES CORPORATION, CREAI 14 GUAD LAND, LLC, CREAI 14 GC LAND, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND HERITAGE TITLE COMPANY OF AUSTIN, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-6, 7(a), 8, 10, 11, 13, 15, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON (JANUARY 05, 2023).

JASON WARD, RPLS
TEXAS REGISTRATION NO. 5811
DATE 01/11/2023

STATE OF TEXAS
JASON WARD
5811
PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE, TOPOGRAPHIC AND TREE SURVEY OF ALL OF LOTS 1, 2, 3 AND 4, BLOCK 176 OF THE ORIGINAL CITY OF AUSTIN
City of Austin, Travis County, Texas

3	01/11/2023	ALTA/TREE/TOPO	PRB
2	07/19/2019	ALTA/TREE/TOPO	PRB
1	07/19/2019	ALTA/TREE/TOPO	PRB
NO.	DATE	REVISION	APP.

Date: 1/12/2023
Project: 00874
Scale: 1" = 20'
Reviewer: PRB
Tech: DDL/BP
Field Crew: SV/FH
WWW.AWARDLS.COM (512) 537-2384
TBLPS FIRM #10174390
Sheet: 1 OF 1
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