

GREENBURY GATES SURVEY
ABSTRACT NO. 315

BLUEBONNET FINAL PLAT
DOC. NO. 200800197
O.P.R.T.C.T.

LOT 1, BLOCK 1

MICHAEL J. PAOLIK AND
MICHAEL JAMES PAOLIK, JR.
(1.062 ACRES)
DOC. NO. 200506042
O.P.R.T.C.T.

BUTLER FAMILY PARTNERSHIP, LTD.
TRACT 1 (116.45 ACRES)
VOL. 12271, PG. 872
R.P.R.T.C.T.



VICINITY MAP
(NOT TO SCALE)

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:
TITLE RESOURCES GUARANTY COMPANY
OF NO. 2153735-00M
EFFECTIVE DATE: OCTOBER 14, 2021
ISSUE DATE: OCTOBER 26, 2021

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

DOCUMENT NO. 2013089575, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

- 10a) EASEMENT: RECORDED: VOLUME 623, PAGE 322, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: LOWER COLORADO RIVER AUTHORITY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (DOES NOT AFFECT)
- 10b) EASEMENT: RECORDED: VOLUME 650, PAGE 212, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: LOWER COLORADO RIVER AUTHORITY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (MAY AFFECT, VAGUE DESCRIPTION)
- 10c) EASEMENT: RECORDED: VOLUME 4822, PAGE 1615, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TO: MANVILLE WATER SUPPLY CORP.
PURPOSE: PIPELINE (MAY AFFECT, VAGUE DESCRIPTION)
- 10d) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
- 10e) RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY) (NOT A SURVEY MATTER)
- 10f) RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NO ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.) (NOT A SURVEY MATTER)
- 10g) ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. (NOTED HEREON)
- 10h) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTED HEREON)
- 10i) ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY. (NOTED HEREON)

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).
DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000755219
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.
UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION.

FLOOD NOTE:

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, IN A LETTER OF MAP CHANGE (LOMC) ACTION DATED JANUARY 15, 2020, WITH AN EFFECTIVE DATE OF JANUARY 23, 2020. CASE NUMBER 13-06-0041V FOR TRAVIS COUNTY, TEXAS, COMMUNITY NO. 481026.
THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ALTA/NSPS TABLE A NOTES:

TABLE A ITEM 2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. ADDRESS UNKNOWN

TABLE A ITEM 6(a). IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

TABLE A ITEM 6(b). IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

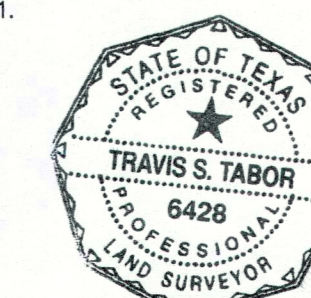
TABLE A ITEM 7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY, AT THE TIME OF FIELDWORK.

TABLE A ITEM 9. NUMBER AND TYPE (E.G. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. NO CLEARLY IDENTIFIABLE PARKING SPACES EXISTING ON THE SITE AT THE TIME OF THE SURVEY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO GO MULTI-FAMILY DEVELOPMENT, LLC AND TITLE RESOURCES GUARANTY COMPANY:
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, 2, 3, 4, 7(a), 8, 9, 11, & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 23, 2021.

DATE OF PLAT OR MAP: NOVEMBER 29, 2021.



11/29/2021
TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6426

TRAVIS COUNTY MUNICIPAL UTILITY
DRAWINGS (4.17 ACRES)
EXEMPT (NO PERMITS) FROM POND
EXEMPT DOC. NO. 200445780
O.P.R.T.C.T.

26.30 ACRES
NO IMPROVEMENTS
OBSERVED AT THE TIME
OF THE SURVEY

BUTLER FAMILY PARTNERSHIP, LTD.
TRACT 1 (116.45 ACRES)
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R.P.R.T.C.T.

BUTLER FAMILY PARTNERSHIP LTD.
TRACT 2 (26.136 ACRES)
VOL. 12271, PG. 872
R.P.R.T.C.T.

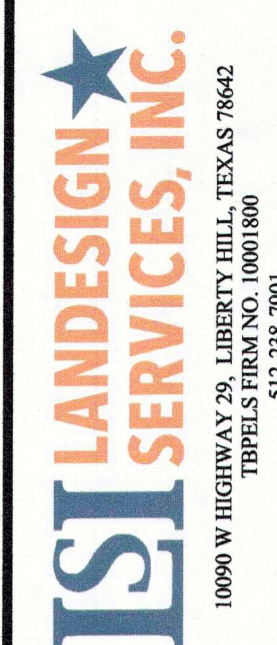
LEGEND

- 1/2-INCH REBAR FOUND (OR AS NOTED)
- ⊙ 1/2-INCH REBAR WITH CAP FOUND STAMPED "HOLT CARSON INCORPORATED" FOUND (UNLESS NOTED)
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- OHE OVERHEAD ELECTRIC
- ⚡ POWER POLE
- ♣ SIGN POST SIGN
- ⊞ REFLECTOR POST
- Ⓜ WASTEWATER MANHOLE
- ⚡ BARBED WIRE FENCE
- STORM LINE
- Ⓣ TELEPHONE MARKER
- Ⓣ FIBER OPTIC MARKER
- Ⓣ TELEPHONE JUNCTION BOX
- ▭ PAVEMENT

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	25.00'	39.37'	90°13'22"	S72° 50' 21"W	35.42'
C2	25.00'	27.88'	63°53'46"	N30° 06' 09"W	26.46'
C3	100.00'	238.13'	136°26'19"	N66° 22' 21"W	185.72'

ALTA/NSPS LAND TITLE SURVEY OF 26.30 ACRES, SITUATED IN THE GREENBURY GATES SURVEY, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 116.45 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO BUTLER FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 12271, PAGE 872 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.)



REVISIONS	DESCRIPTION	DATE

PROJECT NAME: LIA BUTLER MANOR
JOB NUMBER: 21-044
DATE: 11/29/2021
SCALE: 1" = 100'
DRAWING FILE PATH: K32104-LIA BUTLER MANOR\DRAWING\ALTA\NSPS\ALTA BUTLER MANOR ALTA NORTH.DWG
FIELDNOTE FILE PATH:
PLANS: TST
TECH: BM | PARTYCHECK: AG
CHECKED BY: HBS | FIELDBOOK: 384/38

DRAWING NAME: LIA BUTLER MANOR ALTA NORTH
SHEET 01 of 01