A0605DS

Waterloo Surveyors
SURVEY PLAT
Land Title Survey

OWNER:
JAMIL ALAM AND/OR ASSIGNS

PROPERTY ADDRESS:
1210 BRUTON SPRINGS ROAD
AUSTIN, TEXAS 78733

THE UNDERSIGNED DOES HEREBY CERTIFY TO 1210 BRUTON SPRINGS, LLC., AND TITLE RESOURCE GUARANTY COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 2205312–ROL AND AN EFFECTIVE DATE OF APRIL 18, 2022.

LEGAL DESCRIPTION:
TRACT 1: BEING 4.2566 ACRES (185419 SQ.FT.), BEING LOTS 17 & 18, BRUTON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 238, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

BEGINNING at a found a found 1/2? iron rod in the NW line of Lot 52 of said Bruton Springs, and the SE corner of Lot 19 of said Bruton Springs as conveyed to Kim E. Smith by deed recorded in Doc No. 2021134378, Official Public Records, for the SW corner of herein described tract;

THENCE with the common line between said Smith tract and herein described, N21°21'53?W for a distance of 627.45 feet to a found 1/2? iron rod for an angle point, and continuing N20°41'48?W for a distance of 198.60 feet to a found 1/2? iron pipe on the banks of Lake Austin for the common north corner of said Smith Tract and herein described;

THENCE with the southern bank of Lake Austin, N56°15'42?E for a distance of 110.17 feet to a calculated corner for the common north corner of Lots 17 & 18 of said Bruton Springs, and continuing along the southern bank of Lake Austin N67°46'42?E for a distance of 110.00 feet to a calculated corner for the NE corner of said Lot 17 and the NW corner of Lot 16 of said Bruton Springs as conveyed to Elton Glynn Beebe, Jr., by deed recorded in Doc No. 2000057471, Official Public Records;

THENCE with the common line between said Lots 16 & 17, S21°22'12?E for a distance of 851.26 feet to a found 1/2? iron rod in the NW line of the aforementioned Lot 52 of said Bruton Springs, also being the common south corner of said Lots 16 & 17;

THENCE with the common line between said Lot 52 and the herein described tract S68°37'44?W, passing at a distance of 110.00 feet, a calculated corner for the common southern corners of Lots 17 & 18 of said Bruton Springs, and continuing 110.00 feet for a total distance of 220.00 feet to the POINT OF BEGINNING, containing 4.2566 acres (185419 sq.ft.) more or less.

TRACT 2: NON–EXCLUSIVE EASEMENT RIGHTS APPURTENANT TO TRACT 1, FOR INGRESS AND EGRESS OVER AND ACCROSS LOTS 19 AND 20, BRUTON SPRINGS, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME 2, PAGE 238, AS CREATED THE PRIVATE ROAD EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN VOLUME 12525, PAGE 1901 AMENDED IN VOLUME 13006, PAGE 1025, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, BEING FURTHER AFFECTED BY CORRECTED AND RESTATED PRIVATE ROAD EASEMENT AND MAINTANANCE AGREEMENT RECORDED IN DOCUMENT No. 2012155463 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AS PER GF No. 2205312–ROL, THE PROPERTY SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

[10a] ROAD RESERVED FOR PUBLIC AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 238, PLAT RECORDS.

[10b] TERMS, CONDITIONS AND STIPULATIONS OF PRIVATE ROAD EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN VOLUME 12525, PAGE 1901 AMENDED IN VOLUME 13006, PAGE 1025, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, BEING FURTHER AFFECTED BY CORRECTED AND RESTATED PRIVATE ROAD EASEMENT AND MAINTANANCE AGREEMENT RECORDED IN DOCUMENT No. 2012155463 OF THE OFFICIAL PUBLIC RECORDS. Shown hereon.

[10c] EASEMENT TO THE CITY OF AUSTIN, RECORDED IN VOLUME 106, PGE 49 1/2 AND VOLUME 275, PAGE 80, DEED RECORDS.

[10d] ELECTRIC AND TELEPHONE EASEMENTRECORDED IN VOLUME 3556, PAGE 1264 (TRACT 1 ONLY) AND VOLUME 3556, PAGE 1272 (TRACT 2 ONLY), DEED RECORDS, RELEASED BY DOC No. 20232020009, OFFICIAL PUBLIC RECORDS. Removed from face of survey.

[10h] ELECTRIC UTILITY EASEMENT RECORDED IN DOC No. 2000115017, OFFICIAL PUBLIC RECORDS. Shown hereon.

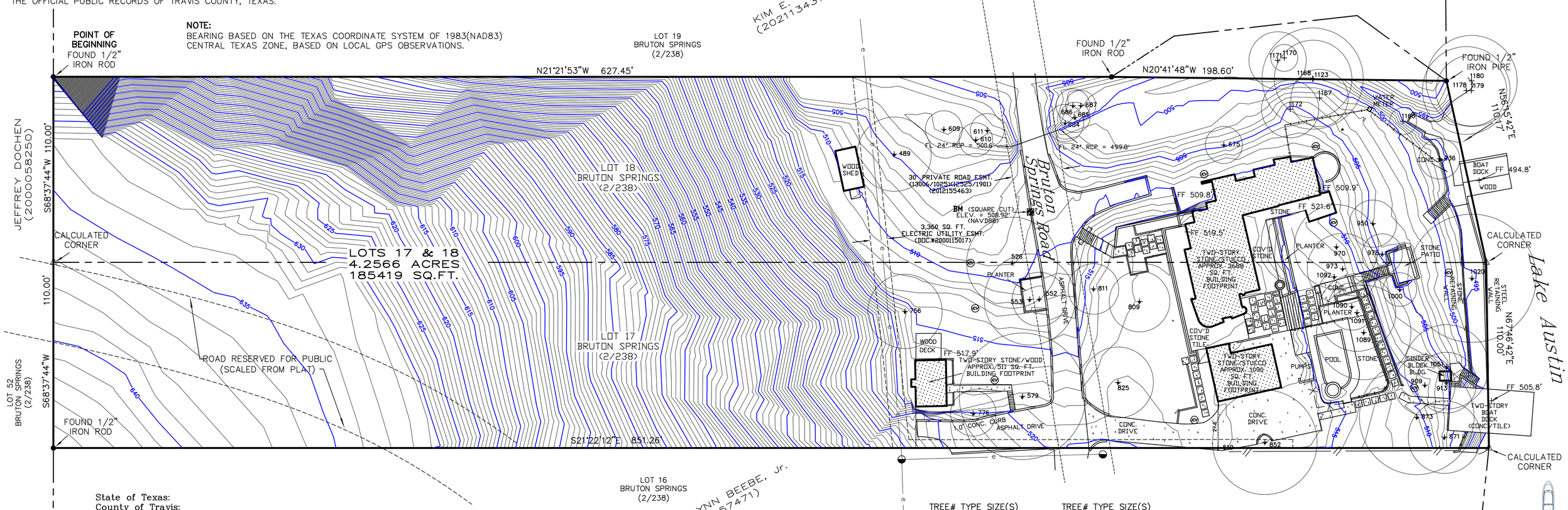
[10i] THE COMPANY SHALL HAVE NO LIABILITY FOR, NOR RESPOSIBILITY TO DEFEND, ANY PART OF THE PROPERTY DESCRIBED HEREIN AGAINST:
–ALL RIGHT, TITLE OR CLAIM OF ANY CHARACTER BY THE UNITED STATES, STATE OF TEXAS, LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER, OR BETWEEN THE CUT BANKS OF A STREAM NAVIGABLE IN FACT OR IN LAW.
–RIGHT OF RIPARIAN WATER RIGHTS OWNERS TO USE AND FLOW OF THE WATER.
–THE CONSEQUENCE OF ANY PAST OR FUTUTE CHANGE IN THE LOCATION OF THE BED.

[10m] JOINT USE ACCESS EASEMENT RECORDED IN DOC No. 2010168527, OFFICIAL PUBLIC RECORDS. Tract 2 Only, Shown hereon.

[10n] MATTERS REFLECTED ON SURVEY PREPARED BY THOMAS P. DIXON, R.P.L.S. No. 4324, DATED 4/29/2022:
1.) ENCROACHMENT OR PROTRUSION OF BOAT DOCK AND WOOD DECK ONTO OR OVER NORTHERLY PROPERTY LINE ALONG LAKE AUSTIN.
2.) ASPHALT DRIVE EXTENDS OVER THE EASTERLY PROPERTY LINE.

*****ALL RECORDS, TRAVIS COUNTY, TEXAS*****

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.



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 1A Conditions II Survey.

And I certify that the property shown hereon IS PARTIALLY 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: 48453C0410J, Zone: AE, Dated: 1/22/2020.

Dated this the 29th day of APRIL, 2022.
Road easement added the 27th day of JUNE, 2022.
Easement & Lost Tree removed the 2nd day of MARCH, 2023.
Topography added this the 5th day of MARCH, 2024.

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

STATE OF TEXAS REGISTERED THOMAS P. DIXON 4324 PROFESSIONAL LAND SURVEYOR

THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI–TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

TREE#	TYPE	SIZE(S)
489	ASH	22
526	ELM	27
552	PECAN	16
553	PECAN	19 16
579	PECAN	26 23
609	ASH	11
610	PECAN	10
611	ASH	10
675	HACKBERRY	11
684	ASH	11
685	LIGUSTRUM	9
686	ASH	10
687	ASH	9
756	ASH	22
776	ASH	10 7
809	PECAN	18
811	PECAN	15
825	PECAN	21
852	PECAN	31
871	PECAN	15 13
873	PECAN	34
909	PECAN	18
913	PECAN	18
936	PECAN	12
950	PECAN	14
970	PECAN	25
973	PECAN	21
978	PECAN	12
1000	PECAN	10
1020	CYPRESS	38
1051	PECAN	25
1089	PECAN	28
1090	PECAN	14
1091	PECAN	23
1166	HACKBERRY	8
1167	ELM	17
1168	PECAN	30
1169	COTTONWOOD	23
1170	HACKBERRY	8
1171	BOX ELDER	17
1172	ELM	17
1178	ELM	20 11
1179	PECAN	21
1180	PECAN	27

LEGEND

FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD WITH "WATERLOO 4324" CAP SIRC
FOUND 1/2" IRON PIPE FIP
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
UTILITY POLE & ELECTRIC LINE
IRRIGATION CONTROL VALVE
FINISHED FLOOR FF
( ) RECORD INFORMATION

SCALE
1" = 40'

P.O. Box 160176, Austin, Texas 78716–0176 Phone: 481–9602 FIRM #10124400

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