

# SURVEY PLAT OF

Local Address: 3713 ALPINE AUTUMN DRIVE, Austin, TX

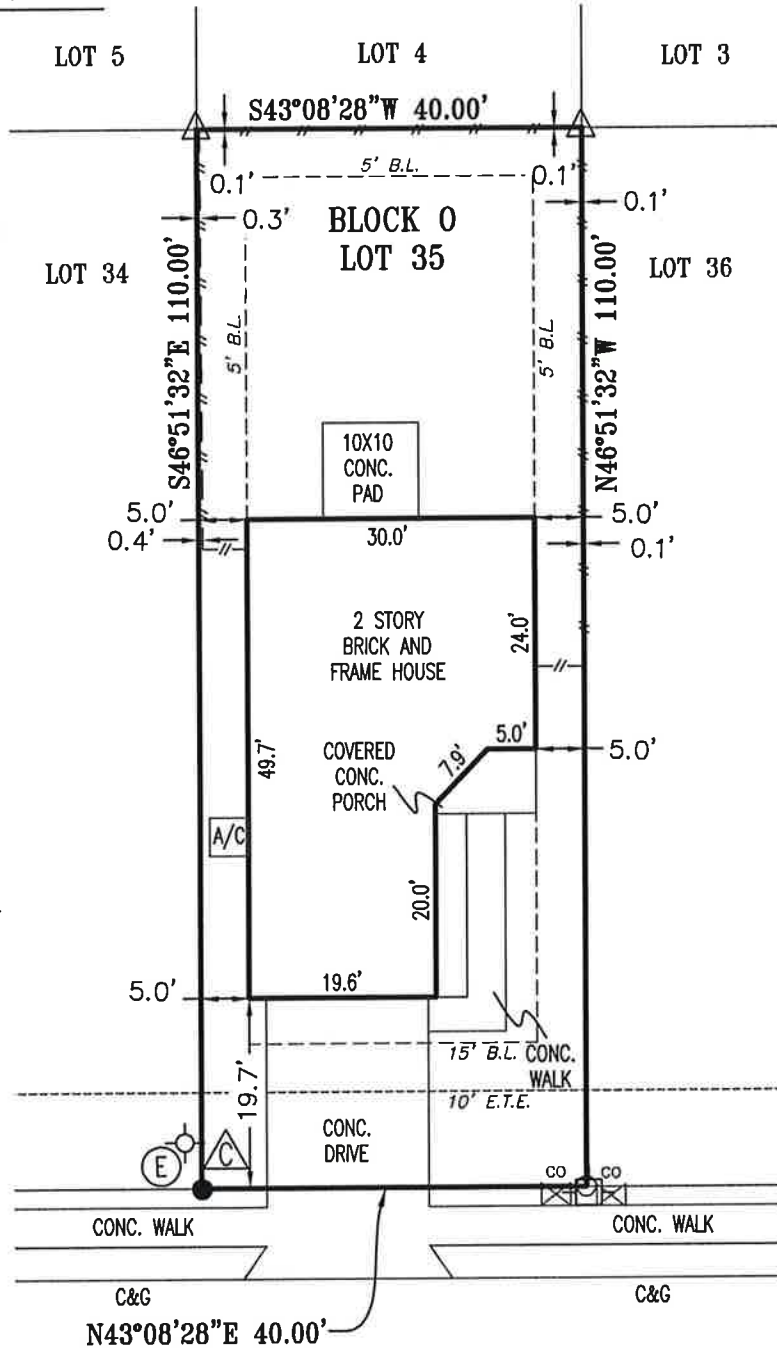
Legal description: Lot 35, Block O, COLORADO CROSSING IV, SECTION THREE, (BEING A RESUBDIVISION OF LOT 5A, RESUBDIVISION OF LOT 1, LOCKHEED ADDITION), a Subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat Document No. 201400160, Official Public Records of Travis County, Texas.



SCALE: 1" = 20'

### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- △ CALCULATED POINT
- ⊗ CLEAN OUT
- WATER METER
- ⊕ TELEPHONE PEDESTAL
- ⊙ (E) ELECTRIC MANHOLE
- ⊙ (C) CABLE PEDESTAL
- BL BUILDING LINE
- ETE ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- C&G CURB & GUTTER
- //— WOOD FENCE



ALPINE AUTUMN DRIVE  
(50' R.O.W.)

SHEET 1 OF 2

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 280-5160    Fax No. (512) 280-5165

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TO: LENNAR HOMES OF TEXAS SALES AND MARKETING, LTD., A LIMITED PARTNERSHIP, NORTH AMERICAN TITLE INSURANCE COMPANY  
GF # 14668-16-02678 EFFECTIVE DATE: AUGUST 12, 2016

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN DOCUMENTS NO(s) 201400160 (plat), 2001046447, 2001046448, 2001046449, 2001046450, 2003216558, 2004053528, 2004147173, 2004234539, 2005150011, 2006044552, 2006098279, 2012043598, 2015095285, 2015096028, 2015096340, AND 2015110339, 2015188182, 2015188183, 2015188184, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

- 10.
- f. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT ALONG ALL RIGHT-OF-WAYS (STREETSIDE) PROPERTY LINES, AS SET OUT ON THE PLAT RECORDED IN DOCUMENT NO. 201400160, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- g. TERMS AND CONDITIONS OF THE SUBDIVISION CONSTRUCTION AGREEMENT AS SET OUT IN AGREEMENT RECORDED IN DOCUMENT NO. 2014110084, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- h. GRANT OF EASEMENTS FOR SOLAR ENERGY EQUIPMENT RECORDED IN DOCUMENT No. 2015095284, CORRECTED BY DOCUMENT NO. 2015095284, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- i. DECLARATION OF SOLAR ENERGY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2015095285, CORRECTED BY DOCUMENT NO. 2015095285, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- j. WORKING CAPITAL ASSESSMENT OF \$300.00 PAYABLE TO COLORADO CROSSING RESIDENTIAL COMMUNITY, INC., BEING DUE UPON THE SALE BY THE DEVELOPER/HOMEBUILDER TO AN INDIVIDUAL OWNER, AS SET OUT IN INSTRUMENT RECORDED IN DOCUMENT NO. 2006098279, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- k. ALL TERMS, CONDITIONS, COVENANTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS, MAINTENANCE CHARGES AND OTHER PROVISIONS AS RECORDED IN DOCUMENT NO. 2005150011 AND 2006098279, AS AMENDED, SUPPLEMENTED, REFILED AND/OR RESTATED, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48453C0605J for Travis County, Texas, dated January 6, 2016.

Dated, this the 22nd day of SEPTEMBER, 2016.



AARON V. THOMASON, RPLS# 6214  
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aaron@cbdeng.com



SHEET 2 OF 2



ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

PATH:- J:\4752-027\DWG\TITLE SURVEYS\LOT 35 BLK O-3713 ALPINE AUTUMN DRIVE