

ZONING DESIGNATION

Zoning Tract 1: "GR-CO" Community Commercial-Conditional Overlay Combining District.

SITE REQUIREMENTS	
Minimum Lot Area:	5,750 Sq. Ft.
Minimum Lot Width:	50 Ft.
Maximum Floor Area Ratio:	1
1:1 Floor Area Ratio (FAR)	
Maximum Building Coverage:	N/A
75% Building Coverage	
Maximum Impervious Surface Coverage:	N/A
90% Impervious Surface Coverage	
Maximum Height (Feet):	60 Ft.
Front Setback:	10 Ft.
Street Side Setback:	10 Ft.

Zoning Tract 2: "CS-MU-CO" General Commercial Services-Mixed Use-Conditional Overlay Combining District, within the Scenic Roadway Overlay District

SITE REQUIREMENTS	
Minimum Lot Area:	5,750 Sq. Ft.
800 Square Feet per Efficiency; plus 1,000 Square Feet per 1-Bedroom; 1,200 Square Feet per 2+ Bedroom	
Minimum Lot Width:	50 Ft.
Maximum Floor Area Ratio:	2
2:1 Floor Area Ratio (FAR)	
Maximum Number of Dwelling Units:	310 Residential
Maximum Building Coverage:	N/A
95% Building Coverage	
Maximum Impervious Surface Coverage:	N/A
95% Impervious Surface Coverage	
Maximum Height (Feet):	60 Ft.
Front Setback:	10 Ft.
Street Side Setback:	10 Ft.

PARKING REQUIREMENTS

Minimum Parking Required:
Multifamily: 1 Parking Space per Efficiency Dwelling Unit; 1 Parking Space per 1 Bedroom Dwelling Unit; plus 1.5 Parking Spaces per Dwelling Unit larger than 1 Bedroom; plus 0.5 Parking Space for each additional Bedroom.

PER ZONING-INFORM, INC. FINAL REPORT, DATED 12/18/2017, SITE # 54250.

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
- THE PROPERTY LIES IN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 484530460J, REVISED AUGUST 18, 2014. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY. (SURVEY: PLEASE REFER TO FEMA PANEL FOR ADDITIONAL WORDING IN SPECIAL FLOOD HAZARD AREAS)
- THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY UNDER GUARANTEE FILE NUMBER 1709225-COM, DATED EFFECTIVE DECEMBER 11, 2017 AND ISSUED ON DECEMBER 18, 2017.
- THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
- ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
- NO BUILDINGS OR PAVED PARKING AREAS WERE OBSERVED ON THE PROPERTY AT TIME OF SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT TIME OF SURVEY.
- PROPOSED FUTURE STREET RIGHT-OF-WAY DEDICATION AND RIGHT-OF-WAY RESERVE SHOWN HEREON. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
- WETLANDS AS DELINEATED BY OTHERS ARE SHOWN HEREON.
- UNDERGROUND WASTEWATER AND STORM LINES SHOWN HEREON ARE AS REFERENCED FROM CITY OF AUSTIN AS-BUILT CONSTRUCTION PLANS, DATED 02/27/1987 AND 07/13/1990.

LEGAL DESCRIPTION:

LOT 1, BLOCK A, CAMERON INDUSTRIAL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 200800021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- Restrictive covenants as conveyed by Plat record in Document No. 200800021, and by instruments recorded in Document No.'s 2008009756, 2015135828 and 2015142565 all of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot.
- Easements, rights of way, building lines, and other matters shown or referenced on plat recorded in Document No. 200800021, Official Public Records, Travis County, Texas, said easements and rights of way being more particularly identified as follows, DO AFFECT the subject lot, plottable easements are as shown hereon.
 - 10 foot wide Telecommunications and Electric easement along a portion of the west lot line;
 - 15 foot wide right of way and utility easement along a portion of the west lot line (as recorded in Vol. 7390 Page 857, Real Property Records, Travis County, Texas)
 - 5 foot wide right of way and utility easement near and parallel with a portion of the west lot line;
 - 7.5 foot wide public utility easement along the north lot line;
 - 7.5 foot wide public utility easement along the east lot line;
 - 7.5 foot wide public utility easement along the south lot line;
 - Drainage easement of varying width located from the southern portion of the west lot line to a portion of the north lot line;
 - 15 foot wide wastewater easement from near the southwest corner in an easterly and northerly directions to the north lot line (as recorded in Volume 11285 Page 2104 Real Property Records, Travis County, Texas);
 - Right of Way and Dedication Area for Rundberg Lane located across a northeast portion of the lot; and
 - Plot Notes 1 through 28, inclusive.
- Wastewater Line Easement to the City of Austin recorded in Document No. 2007225234, Official Public Records, Travis County, Texas, DOES AFFECT the subject lot, as shown hereon.
- The following matters DO AFFECT the subject lot, as shown hereon:
 - Proposed 0.249 acre right of way dedication along a portion of the west lot line;
 - Proposed 25 foot wide right of way reserve along and/or near the west lot line; and
 - Existing pond located on, over and across a portion of the east lot line.
- Restrictive Covenant Regarding the Use and Dedication of Land Designated for the Extension of Rundberg Lane recorded in Document No. 2008009756, Official Public Records, Travis County, Texas, DOES AFFECT the subject lot, its approximate location is shown hereon
- Exclusive Water Lines Vault Easement executed by LDG Development, LLC recorded in Document No. 2017194870, Official Public Records, Travis County, Texas, DOES AFFECT the subject lot, as shown hereon.

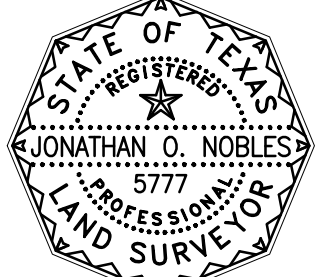
LEGEND

- | | |
|------------|---|
| C | CENTERLINE |
| B.F. | BOARD FENCE |
| B.W.F. | BARBED WIRE FENCE |
| C.E.F. | CRITICAL ENVIRONMENTAL FEATURE |
| C.H.W. | CONCRETE HEADWALL |
| CONC. | CONCRETE |
| C.R.W. | CONCRETE RETAINING WALL |
| D.E. | DRAINAGE EASEMENT |
| DOC. | DOCUMENT |
| ELEC. | ELECTRIC |
| ESMT. | EASEMENT |
| F.H. | FIRE HYDRANT |
| FND. | FOUND |
| F.P. | FLAG POLE |
| G.P. | GATE POST |
| G.R. | GUARD RAIL |
| I. | IRON |
| M.H. | MANHOLE |
| NO. | NUMBER |
| NUMS. | NUMBERS |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| PG. | PAGE |
| P.P. | POWER POLE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.U.R.T.C. | REAL PROPERTY RECORDS OF TRAVIS COUNTY |
| RCP. | REINFORCED CONCRETE PIPE |
| R.O.W. | RIGHT-OF-WAY |
| SAN. | SANITARY |
| STM. | STORM |
| T.C.D.R. | TRAVIS COUNTY DEED RECORDS |
| T.C.P.R. | TRAVIS COUNTY PLAT RECORDS |
| TRANS. | TRANSFORMER |
| U.E. | UTILITY EASEMENT |
| U.V. | UNDERGROUND VAULT |
| VOL. | VOLUME |
| W.M. | WATER METER |
| W.V. | WATER VALVE |
| W.W.E. | WASTEWATER EASEMENT |
| W.W.L. | WASTE WATER LINE |
| () | RECORD INFORMATION (DOC. NO. 200800021 O.P.R.T.C.) |
| [] | RECORD INFORMATION [DOC. NO. 2015135828 O.P.R.T.C.] |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) |
| ○ | FOUND 1/2" IRON PIPE |
| ● | FOUND 600 NAIL |
| ● | FOUND COTTON SPINDLE |
| ○ | SET 1/2" IRON ROD W/CAP STAMPED "BROWN & GAY" |
| ■ | AREA OF CONCRETE |
| ■ | AREA OF WETLANDS DELINEATED BY OTHERS |
| — | CHAIN LINK FENCE |
| —x— | BARBED WIRE FENCE |
| — | EDGE OF ASPHALT |

To LDG Bridges at Cameron, LP, a Texas limited partnership, Red Mortgage Capital, LLC, and/or the Secretary of Housing and Urban Development ("HUD") and their successors and assigns, Texas Department of Housing and Community Affairs ("TDHCA") and their successors and assigns, R4 BC Acquisition LLC, affiliates, successors and/or assigns, R4 Capital LLC, affiliates, successors and/or assigns, Chicago Title Insurance Company and Independence Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a, 6b, 7a, 8, 9, 11 (See Note 11), 12, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on December 30, 2015 and Updated on November 13, 2017.

Date of Plat or Map: December 19, 2017



JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
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TBPLS Licensed Surveying Firm No. 10106502

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 62°32'04" W	20.94'
(L1)	(N 61°26'57" W)	(20.97')
L2	N 26°24'07" E	37.20'
(L2)	(N 27°50'41" E)	(37.20')

- REVISED 04/20/2017 - ADDRESSED COMMENTS FROM JPS & ASSOCIATES, INC DATED 04/17/2017, ADDED PROPOSED RIGHT-OF-WAY CHANGES AND ADDED WETLAND AREAS.
- REVISED 04/27/2017 - ADDED UNDERGROUND WASTEWATER AND STORM LINES PER COA AS-BUILT CONSTRUCTION PLANS AND ADDED ZONING CLASSIFICATION AND INFORMATION.
- REVISED 10/10/2017 - UPDATED BOUNDARY LINENWORK, TITLE COMMITMENT & CERTIFIED PARTIES.
- REVISED 11/15/2017 - UPDATED TITLE COMMITMENT & CERTIFIED PARTIES.
- REVISED 12/07/2017 - UPDATED NOTES
- REVISED 12/11/2017 - UPDATED TITLE COMMITMENT & CERTIFIED PARTIES.
- REVISED 12/18/2017 - UPDATED TITLE COMMITMENT & CERTIFIED PARTIES.
- REVISED 12/19/2017 - ZONING REPORT.

BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

PROPOSED BRIDGE AT CAMERON DEVELOPMENT
ALTA/NSPS LAND TITLE SURVEY OF
LOT 1, BLOCK A
CAMERON INDUSTRIAL PARK
9201 CAMERON ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PARTY CHIEF: J.O./D.F.	ISSUE DATE: 03/31/2017	SHEET 1 OF 1
TECHNICIAN: D.F./M.C	REVISED DATE: 12/19/2017	
R.P.L.S.: J.N.	SCALE: 1"=60'	
FIELD BOOK: 1/17	JOB NUMBER: 3911-00	
BASE FILE: V:\01\Projects\Survey Projects\3911-00 9201 Cameron Road\04 Final\Drawings\12_086_8511.dwg		