

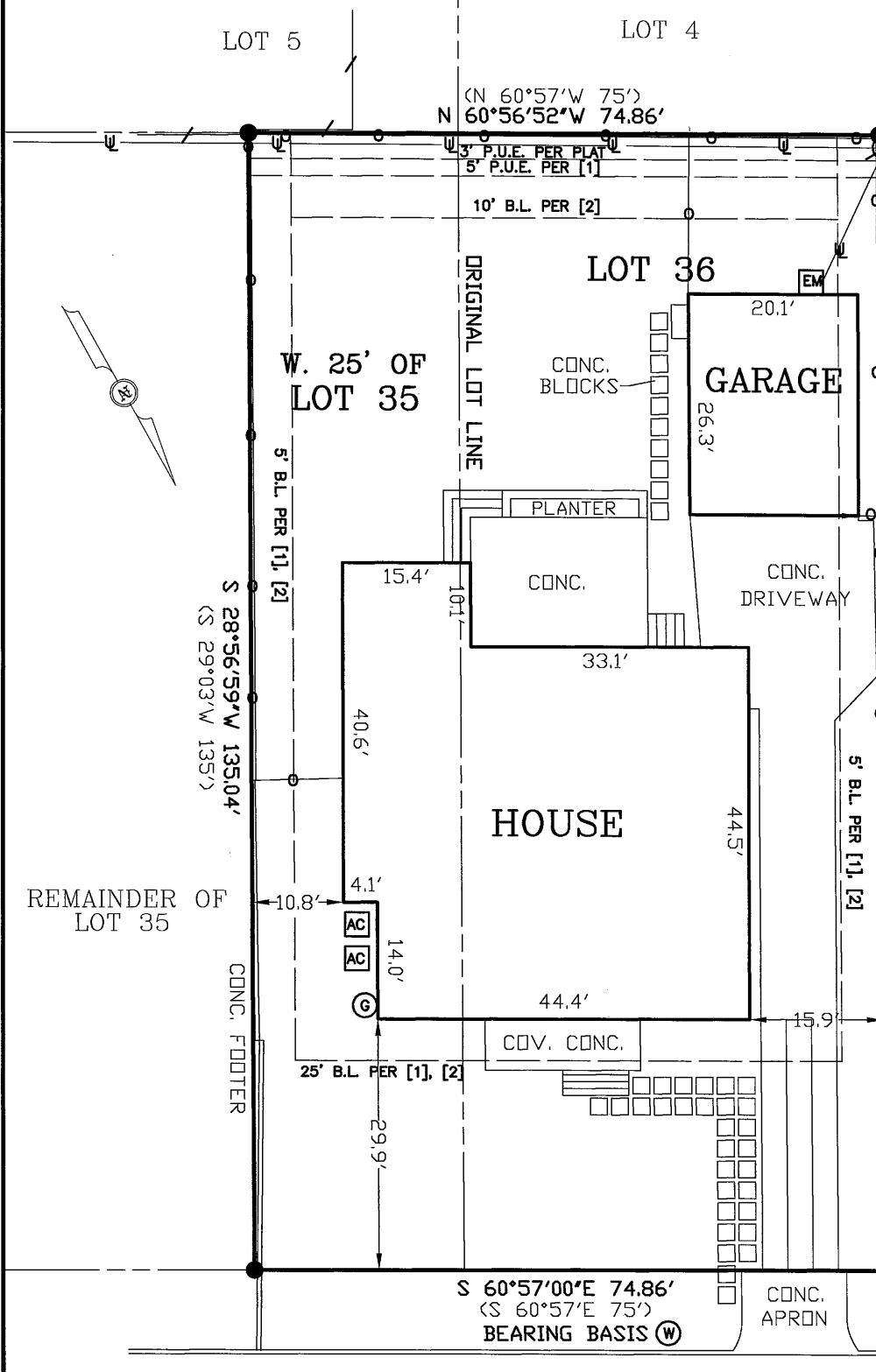
SCALE: 1"=20'

APPROVED

By Donna Townsen at 7:55 am, Mar 30, 2015

LEGEND

- WOOD FENCE
- CHAIN LINK
- UTILITY LINE
- A/C UNIT
- ELEC. METER
- GAS METER
- WATER METER
- IRON ROD FND.
- UTILITY POLE



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] BUILDING LINES AND EASEMENTS PER VOL. 614, PG. 171

[2] BUILDING LINES PER CITY OF AUSTIN ZONING ORDINANCE

ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY PER COMMITMENT G.F. #201500578; PARAGRAPH 10. EFFECTIVE DATE: FEBRUARY 25, 2015

THE PROPERTY IS SUBJECT TO THE ESMT. RIGHTS, BUILDING LINES & RESTRICTIVE COVENANTS AS STATED IN: VOL. 4, PG. 38; T.C.P.R. VOL. 614, PG. 171; T.C.D.R.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

IMPERVIOUS COVERAGE

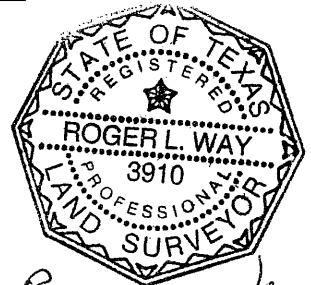
TOTAL LOT SIZE.....	10109 SQ.FT.
HOUSE.....	2257 SQ.FT.
GARAGE.....	527 SQ.FT.
CONC./COV. CONC.....	1734 SQ.FT.
TOTAL IMPERVIOUS COVERAGE.....	4517 SQ.FT.
	44.7%

3309 MEREDITH STREET
(50' R.O.W.)

LOT No.	LOT 36 AND THE WEST 25' OF LOT 35	BLOCK	"-"	SUBDMISION / ADDITION	TARRY-TOWN 4
SECTION	-	PHASE	-	Book	-
	TRAVIS	COUNTY, TEXAS		Volume	4
CITY	AUSTIN	Reference:		Page(s)	38
				Cabinet	-
				Slide	-
				PLAT RECORDS	

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR FIRST AMERICAN TITLE INSURANCE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



Roger L. Way



ALL POINTS SURVEYING
 1714 FORTVIEW ROAD - SUITE 200
 AUSTIN TX. 78704
 TELE.: (512) 440-0071 - FAX: (512) 440-0199
 FIRM REGISTRATION NO. 10118900

By:		Date:
FIELD WORK	WW	03-25-15
DRAFTING	SCN	
SURVEY DATE:		03-27-15
Job No.		03B31015
SCALE:		1"=20'

FIELD NOTES

BEING 10109 SQUARE FEET OF LAND, MORE OR LESS, AND BEING ALL OF LOT 36 AND A PORTION OF LOT 35 OF TARRY-TOWN 4 A SUBDIVISION OF RECORD IN THE CITY OF AUSTIN, TEXAS AS RECORDED IN VOLUME 4, PAGE 38 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 10109 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½” iron rod on the southerly right-of-way line of Meredith Street (50` ROW) for the northwest corner of said lot 36 and this tract of land, same being the northeast corner of Lot 37 of said subdivision;


THENCE S 60° 57` 00” E (Basis of Bearings) along said right-of-way line, same being the northerly line of said Lots 36 and 35 and this tract of land, a distance of 74.86 feet to a found ½” iron rod for the northeast corner of this tract of land;

THENCE S 28° 56` 59” W, through said Lot 35, a distance of 135.04 feet to a ½” iron rod found for the southeast corner of this tract of land and being on the northerly line of Lot 5 of said subdivision;

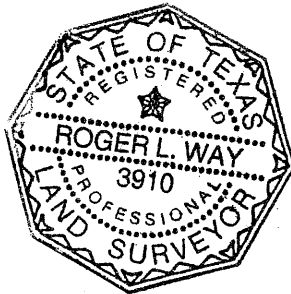
THENCE N 60° 56` 52” W, along the southerly line of Lots 35 and 36, same being the northerly line of Lots 5 and 4, a distance of 74.86 feet to a ½” iron rod found for the southwest corner of Lot 36 and this tract of land, same being the southeast corner of said Lot 35 and being the northwest corner of said Lot 4 and the northeast corner of Lot 3 of said subdivision;


THENCE N 28° 56` 55” E, along the common dividing line between said Lots 36 and 35, a distance of 135.04 feet to **THE POINT OF BEGINNING** and containing 10109 square feet of land, more or less

This metes and bounds description is to accompany a survey map of same date.



ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 03B31015





Date

