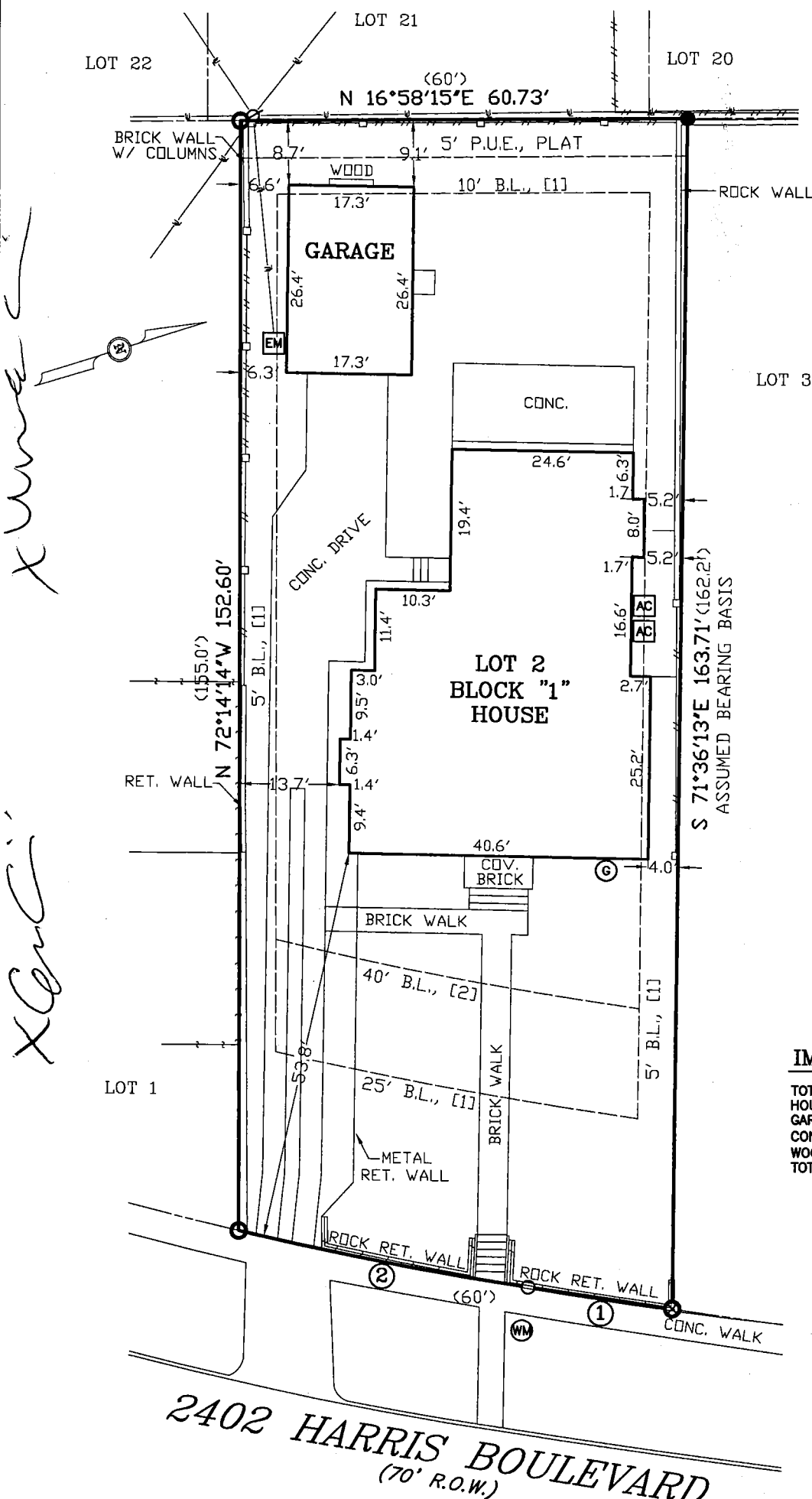


SCALE: 1"=20'



LEGEND

|  |                                |
|--|--------------------------------|
|  | WOOD FENCE                     |
|  | UTILITY LINE                   |
|  | WROUGHT IRON FENCE             |
|  | A/C UNIT                       |
|  | WATER HEATER CLOSET            |
|  | ELEC. METER                    |
|  | WATER METER                    |
|  | GAS METER                      |
|  | AXLE FOUND                     |
|  | CALCULATED POINT               |
|  | PIPE FND.                      |
|  | X FOUND                        |
|  | UTILITY POLE                   |
|  | GUY ANCHOR                     |
|  | B.L. BUILDING LINE             |
|  | D.E. DRAINAGE EASEMENT         |
|  | P.U.E. PUBLIC UTILITY EASEMENT |

SURVEYOR'S NOTES

- ( ) DENOTES RECORD INFORMATION  
[1] BUILDING LINE PER CITY OF AUSTIN  
CURRENT ZONING ORDINANCE.  
[2] PER VOL. 473, PG. 520.

EASEMENT RESEARCH PERFORMED BY ALL  
POINTS AND THE UNDERSIGNED SURVEYOR  
WAS LIMITED TO INFORMATION SUPPLIED  
BY ALLIANT NATIONAL TITLE INSURANCE  
COMPANY, INC./HERITAGE TITLE COMPANY  
OF AUSTIN, INC. PER COMMITMENT G.F.  
#201700516, EFFECTIVE FEBRUARY 17,  
2017; SCHEDULE B, PARAGRAPH 10.

LOT 2 IS SUBJECT TO RESTRICTIVE  
COVENANTS AS STATED IN:  
VOL. 473, PG. 520 & VOL. 3, PG. 136.

LOT 2 IS SUBJECT TO THE ESMT. RIGHTS  
AS STATED IN VOL. 473, PG. 520.

THIS LOT IS SUBJECT TO ALL EASEMENT  
RIGHTS AND/OR CONDITIONS WHICH MAY  
APPEAR ON THE PLAT OF RECORD.

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

IMPERVIOUS COVERAGE

|                              |              |
|------------------------------|--------------|
| TOTAL LOT AREA.....          | 9,491 SQ.FT. |
| HOUSE.....                   | 1,916 SQ.FT. |
| GARAGE.....                  | 442 SQ.FT.   |
| CONC./BRICK.....             | 1,891 SQ.FT. |
| WOOD LANDING(50% VALUE)..... | 3 SQ.FT.     |
| TOTAL IMP. COVERAGE.....     | 4,252 SQ.FT. |
|                              | 44.8%        |

CURVE TABLE

|                      |
|----------------------|
| ①                    |
| C=S26°03'41"W 19.73' |
| A=19.73' R=2195.50'  |
| ②                    |
| C=S28°24'46"W 40.08' |
| A=40.09' R=550.50'   |

LOT No. 2 BLOCK "1" SUBDIVISION / ADDITION FIRST SECTION OF PEMBERTON HEIGHTS ADDITION  
SECTION - PHASE - Book - Page(s) 136 Cabinet - PLAT RECORDS  
TRAVIS COUNTY, TEXAS Volume 3 Slide -  
CITY AUSTIN Document No. - Official Public Records of - County, Texas  
Reference: CONOR CIVINS AND MARY EMMA CIVINS

|              |          |
|--------------|----------|
| By:          | Date:    |
| FIELD WORK   | WW       |
| DRAFTING     | SCN      |
| SURVEY DATE: | 04-17-17 |
| Job No.      | 04B14117 |
| SCALE:       | 1"=20'   |

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR  
ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC./HERITAGE TITLE COMPANY OF AUSTIN, INC.  
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.



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

