

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # 015-2012-0020
ROW # 10705627
TP- 0115040115

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 3014 Windsor Rd Austin,
Texas 78703

LEGAL DESCRIPTION: Subdivision – West 50
Lot(s) 4 Block 4 Outlot Division

I/We Neva M. Purnell on behalf of myself/ourselves as
authorized agent for

Neva M. Purnell affirm that on
December 1, 2011 hereby apply for a hearing before the Board of Adjustment for
consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL MAINTAIN

I purchased my home in 1981. The property was divided in half in 1939 with a driveway up the center of the lot ending in two garages placed next to each other. The distance between those two structures has remained the same. In January of 2004, my neighbor replaced her garage, which was in the same condition mine leaning precipitously--her's forward, mine toward her garage. The garages were then 70 years old with rotting wood and sagging roofs. (See copy of the Permit for 3012 Windsor Rd.). Her permit uses the word damaged, mine did not.

In September 2004, I hired a company to demo and replace my garage. A Permit was secured to demo and rebuild my garage. (See copy of Permit for 3014 Windsor Rd.) The process was halted briefly, when the City Inspector informed the builder that a cement floor and retaining wall was necessary. I learned on filing this document that the Contractor was given a permit with a stipulation that the new garage was to be built 5'

from the property line. I was not told about this, nor did the initial inspection indicate a problem, and those instructions were not followed. In November of 2011, a plumber attempted to pull a permit to replace the cold water pipes under my house. The permit was declined because the 2004 permit had expired without the final inspection. In attempting to correct the problem, I was told first that my lot was not properly subdivided and I applied for and promptly received a grandfathered approval. On further review, a problem was noted with the set back. The Survey was updated to ensure accuracy, and now I require a zoning variance because the garage is out of compliance with the set back ordinance.

2.5' from east p.l.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

in a _____ district.
(zoning district)

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Use of the property is the same as when the property was originally built in 1939.

The zoning regulation applicable to the property could make the reasonable use more difficult by creating a limitation on the part of one of the property owners not required of the other. Additionally, it could detrimentally impact the size of the standing garage, making it less useful.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The property was subdivided in approximately 1939 with a shared driveway ending in the two garages. Both garages are in the same footprints as when I purchased the property in 1981. (See attached)

- (b) The hardship is not general to the area in which the property is located because:

This is the only property on this Block that was subdivided with a shared driveway ending in the two garages. (See attached photo)

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance will occasion no changes to the property. A garage was replaced on my neighbor's property approximately a year before mine was replaced. It, too, was built in the original footprint. A fence between the back of my garage and my rear neighbor is also in the same position it has been in since 1981.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because: _____
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: _____
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

<p>NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.</p>

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because: _____
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: _____
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: _____
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: _____

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Nava M. Gurnell

Mail Address 3014 Windsor Rd.

City, State & Zip , ,
Austin, Texas 78703

Printed _____ Phone 512-472-2778
Date 12/1/2011

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Nava M. Gurnell

Mail Address 3014 Windsor Rd.
City, State & Zip Austin, Texas 78703

Printed _____ Phone 512-472-2778 Date 12-01-2011

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number 04-0446 RA
 Building Permit No. _____
 Plat No. _____ Date 1/16/04
 Reviewer M. Diegel

PRIMARY PROJECT DATA

04000651

Service Address 3012 WINDSOR Tax Parcel No. 011504014000
 Legal Description containing 90' of lot 4
 Lot 4 Block 4 Subdivision WESTFIELD B Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool

Remodel (specify) _____

Addition (specify) _____

Other (specify) REBUILD EXISTING DETACHED GARAGE

Zoning (e.g. SF-1, SF-2...) SF-3 Height of building _____ ft. # of floors _____

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. {LDC 25-2-551(B)(6)}

Does this site have a Board of Adjustment ruling? ☐ Yes ☐ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☐ No

Does this site front a paved street? ☐ Yes ☐ No A paved alley? ☐ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway & Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size _____ sq.ft.

Job Valuation \$ _____
 (Labor and materials)

Total Job Valuation (remodels and additions)
\$ 10,000
 (Labor and materials)

PERMIT FEES
 (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>MARY MANOR STANDIFER</u>	Telephone (h) <u>476-1838</u> (w) <u>936-1012 x11343</u>
BUILDER	Company Name <u>STANDIFER & ASSOC., INC</u>	Telephone <u>469-9727</u>
	Contact/Applicant's Name <u>RICHARD STANDIFER</u>	Mobile Pager <u>750-9980</u>
DRIVEWAY /SIDEWALK	Contractor _____	FAX <u>469-9727</u>
CERTIFICATE OF OCCUPANCY	Name _____ Address _____	Telephone _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☐ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address _____

Applicant's Signature _____ Date _____

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	_____ sq.ft.	<u>361</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.	_____ sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport		
_____ attached	_____ sq.ft.	_____ sq.ft.
_____ detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	_____ sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	_____ sq.ft.
i. Covered porches	_____ sq.ft.	_____ sq.ft.
j. Balconies	_____ sq.ft.	_____ sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.
Specify _____		

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. _____ sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) _____ sq.ft.
_____ % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	_____ sq.ft.
b. Driveway area on private property	_____ sq.ft.
c. Sidewalk / walkways on private property	_____ sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ sq.ft.
f. Air conditioner pads	_____ sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) _____ sq.ft.
_____ % of lot

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

DATE 1-16-04

Rejection Notes/Additional Comments (for office use only):

This survey was prepared without the benefit of a title commitment, therefore this tract may be subject to easements and/or restrictions which are not shown hereon.

LEGEND

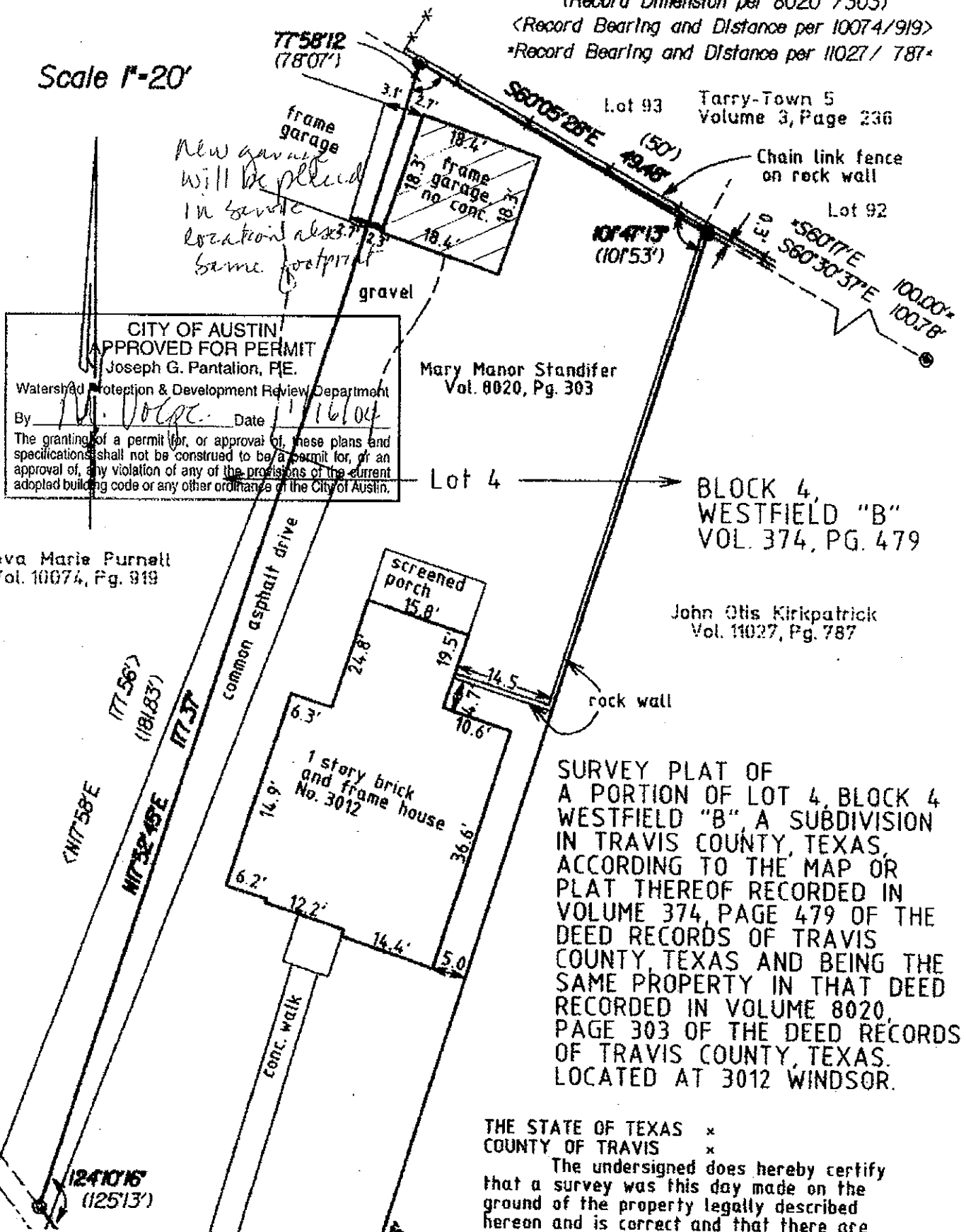
- ⊙ ½" Iron Rod Found
- ½" Iron Pipe Found
- x— Wire Fence
- Existing Power Line

(Record Dimension per 8020 / 303)

<Record Bearing and Distance per 10074/919>

Record Bearing and Distance per 11027 / 787

Scale 1"=20'



SURVEY PLAT OF A PORTION OF LOT 4, BLOCK 4 WESTFIELD "B" A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 374, PAGE 479 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE SAME PROPERTY IN THAT DEED RECORDED IN VOLUME 8020, PAGE 303 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 3012 WINDSOR.

THE STATE OF TEXAS x
COUNTY OF TRAVIS x
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

9.24.04

04014475

BP Number	BP-01-8062 KA
Building Permit No.	
Plat No.	Date 9-24-04
Reviewer	

PRIMARY PROJECT DATA

Service Address 3014 Windsor 78703 Tax Parcel No. _____

Legal Description Lot 4 Block 4 Subdivision West 50's Blk 4 Waterford B Section B Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work Demolish Garage & Rebuild Garage Remodel (specify) _____

☐ New Residence
☐ Duplex
☒ Garage ☐ attached ☒ detached
☐ Carport ☐ attached ☐ detached
☐ Pool

Addition (specify) _____

Other (specify) Demo garage
Build same garage

Zoning (e.g. SF-1, SF-2...) SF3 Height of building 12' ft. # of floors 1

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
{LDC 25-2-551(B)(6)}

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway & Sidewalk	\$ _____
TOTALS	_____
(labor and materials)	

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	<u>10'477.244</u> sq.ft.
Job Valuation	\$ <u>8,550.00</u>
(Labor and materials)	
Total Job Valuation (remodels and additions)	\$ <u>8,550.00</u>
(Labor and materials)	

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>23.00</u>	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway	\$ _____	\$ _____
& Sidewalk	\$ _____	\$ _____
TOTAL \$	_____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>MIMI Purnell</u>	Telephone (h) <u>472-2778</u>
BUILDER	Company Name <u>Home Repairs Etc.</u>	(w) _____
DRIVEWAY /SIDEWALK	Contact/Applicant's Name <u>TRAVIS Hall</u>	Telephone <u>447-6558</u>
	Contractor _____	Pager _____
		FAX _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☐ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 3014 Windsor AustinApplicant's Signature OT AbellDate 9-24-04**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	<u>1562.94</u> sq.ft.		sq.ft.
b. 2 nd floor conditioned area	sq.ft.		sq.ft.
c. 3 rd floor conditioned area	sq.ft.		sq.ft.
d. Basement	sq.ft.		sq.ft.
e. Garage / Carport			
<u> </u> attached	sq.ft.		sq.ft.
<u> </u> <input checked="" type="checkbox"/> detached	sq.ft.	<u>324</u>	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.		sq.ft.
g. Breezeways	sq.ft.		sq.ft.
h. Covered patios	sq.ft.		sq.ft.
i. Covered porches	sq.ft.		sq.ft.
j. Balconies	sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.		sq.ft.
l. Other building or covered area(s)	sq.ft.		sq.ft.
Specify _____			

TOTAL BUILDING AREA (add a. through l.) 1562.94 sq.ft. 324 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 1886.94 sq.ft.
18 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>1886.94</u> sq.ft.
b. Driveway area on private property	<u>800</u> sq.ft.
c. Sidewalk / walkways on private property	<u>200</u> sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>468</u> sq.ft.
f. Air conditioner pads	<u>9.36</u> sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) _____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 1477.36 sq.ft. 2364.3
32 % of lot

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

DATE 9-24-04

Rejection Notes/Additional Comments (for office use only):

CITY OF AUSTIN
APPROVED FOR PERMIT

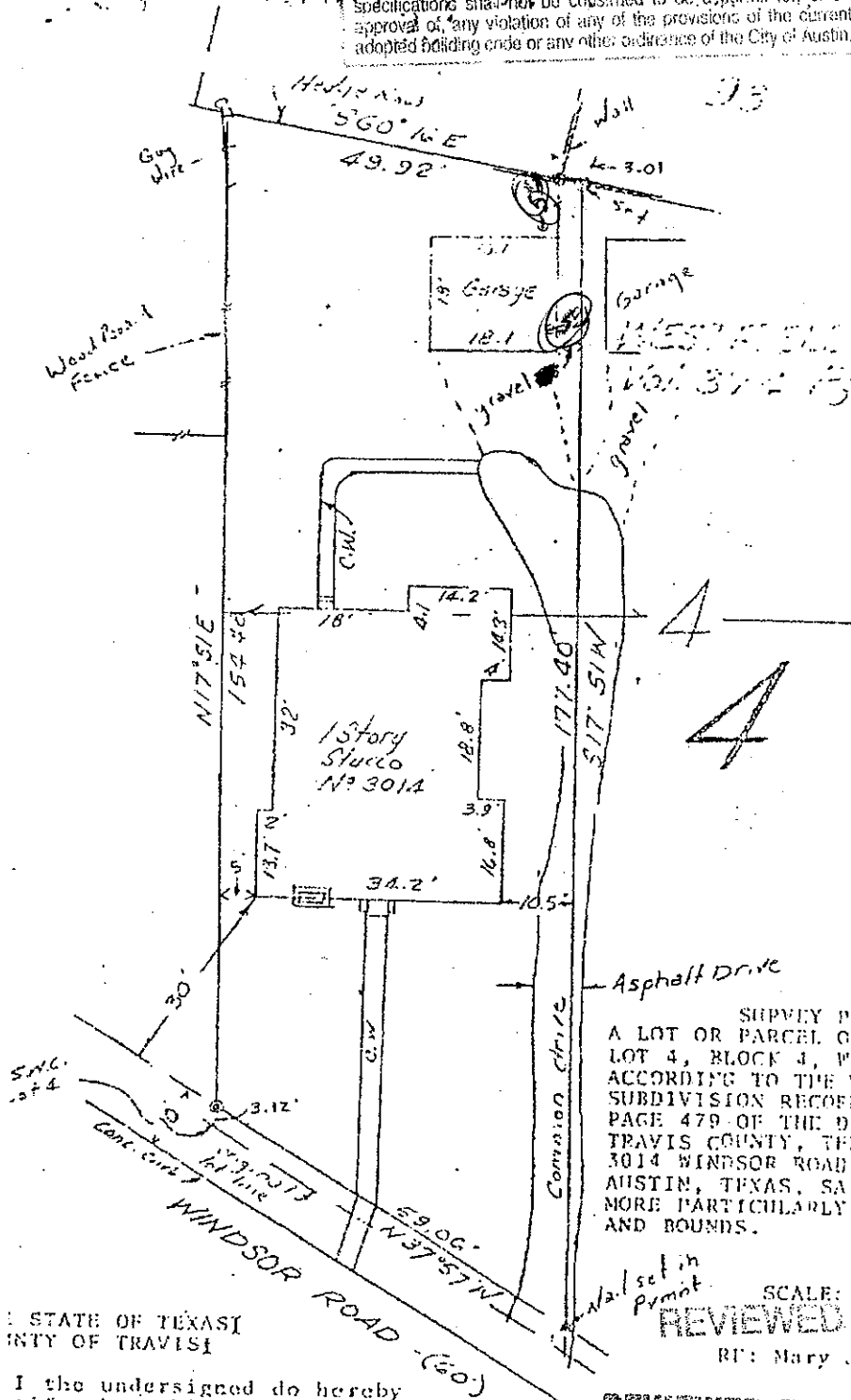
Joseph G. Pennington, Jr.

Watershed Protection & Development Review Department

By *[Signature]* Date *9-22-2004*

The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

Mimi Purnell



SURVEY PLAT OF A LOT OR PARCEL OFF THE WEST SIDE OF LOT 4, BLOCK 4, WESTFIELD SUBDIVISION RECORDED IN BOOK 374, PAGE 479 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 3014 WINDSOR ROAD IN THE CITY OF AUSTIN, TEXAS, SAID LOT OR PARCEL IS MORE PARTICULARLY DESCRIBED BY METE AND BOUNDS.

SCALE: 1" = 20'

REVIEWED FOR ZONING ONLY

RT: Mary Jane Bode

STATE OF TEXAS
COUNTY OF TRAVIS

I the undersigned do hereby certify that this survey was this day made of the ground of the hereon delineated lot and is correct and that there are no discrepancies, boundary line conflicts, shortages in area, overlapping of interests, encroachments, visible utility lines or roads in place except as shown. Said lot has access to and from a public roadway and said lot is not in a special flood hazard area as identified by the Federal Insurance Administration, U. S. Community #489624 A.

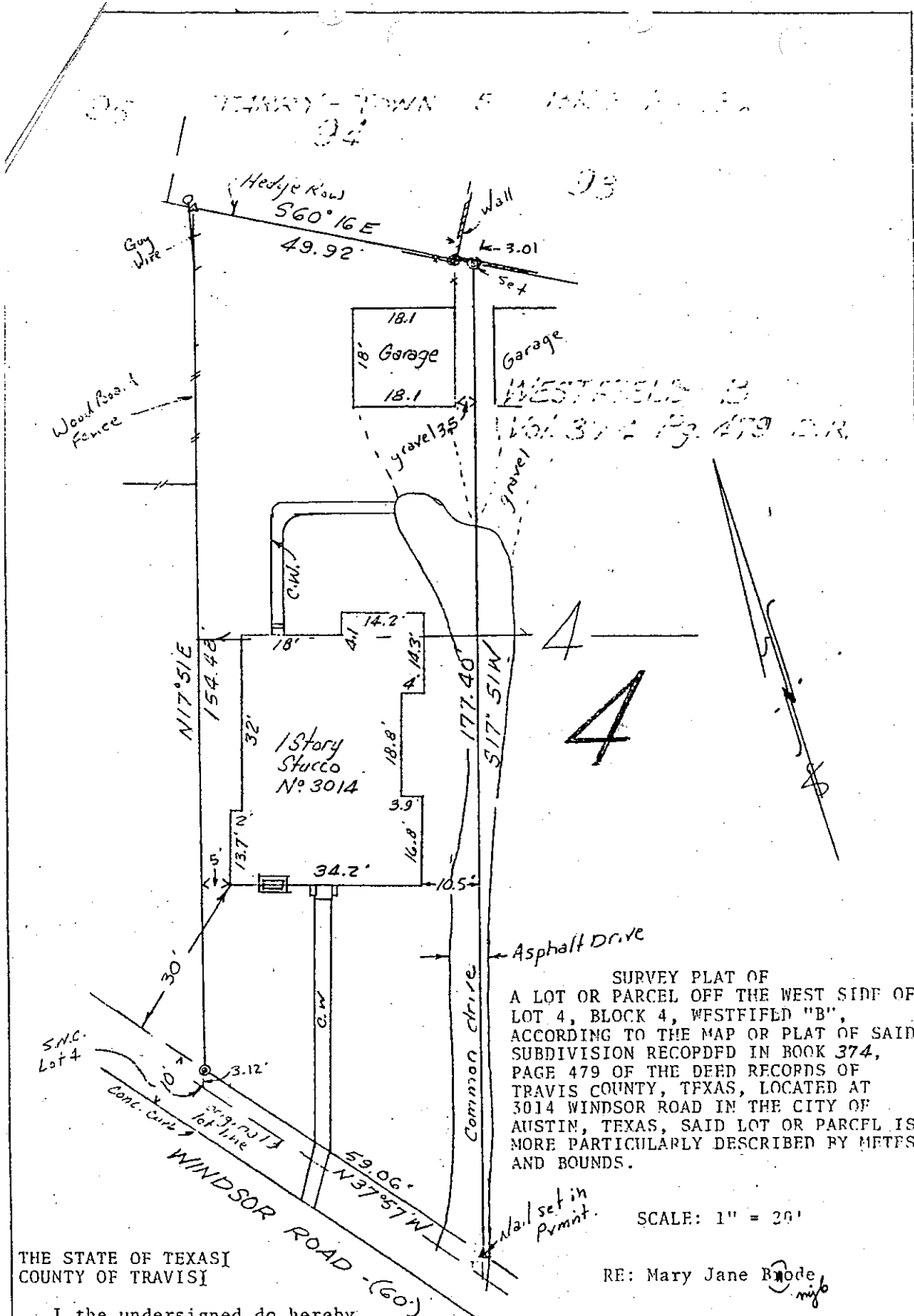
September 28, 1979

EXHIBIT "A"

EXHIBIT "A"

REVIEWED FOR ZONING ONLY

By *[Signature]*
Claude F. Bush, Jr.
Public Surveyor



SURVEY PLAT OF
A LOT OR PARCEL OFF THE WEST SIDE OF
LOT 4, BLOCK 4, WESTFIELD "B",
ACCORDING TO THE MAP OR PLAT OF SAID
SUBDIVISION RECORDED IN BOOK 374,
PAGE 479 OF THE DEED RECORDS OF
TRAVIS COUNTY, TEXAS, LOCATED AT
3014 WINDSOR ROAD IN THE CITY OF
AUSTIN, TEXAS, SAID LOT OR PARCEL IS
MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS.

SCALE: 1" = 30'

THE STATE OF TEXAS
COUNTY OF TRAVIS

RE: Mary Jane Bode

I the undersigned do hereby
certify that this survey was this day made
on the ground of the hereon delineated lot and is correct and that there are no
discrepancies, boundary line conflicts, shortages in area, overlapping of improv-
ments, encroachments, visible utility lines or roads in place except as shown
and said lot has access to and from a public roadway and said lot is not in a
special flood hazard area as identified by the Federal Insurance Admin. Dept. of
H. U. D., Community #480624 A

Date: September 28, 1979

By *Claude F. Bush, Jr.*
Claude F. Bush, Jr.
Reg. Public Surveyor #202

EXHIBIT "A"

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—

3014 Windsor Road in the City of Austin, Texas, being described as

follows: A portion of Lot 4, Block 4, Westfield B,

_____ , an addition to the City of _____ Austin

Texas, according to the final plat thereof recorded in Vol. 374 at page 479 of the Deed

Records of Travis County, Texas.

Ref. Purnell



- Iron Pipe Found
- Iron Pin Set

The property described hereon is not located in a designated Flood hazard area, according to map panel 480624 0075B of the September 2, 1981 Flood Insurance Rate Map for Austin, Texas.

The undersigned does 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 visible discrepancies, conflicts, 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.

Douglas A. Seelig
Reg. Pub. Sur. # 1908
3802 Manchaca Blvd.
Austin, Texas 78704

Date February 12, 1986 Invoice No. 4422 Work Order No. 4422 Scale 1"=30'

● 1/2" Iron Rod Found
 ⊙ 1/2" Iron Pipe Found
 -x- Wire Fence
 ----- Existing Power Line

Record Bearing and Distance per 11027 / 787

775812
(78'07')

frame
goran

Lot 92

10147'13"
(10153')

Lot: 4

BLOCK 4,
WESTFIELD "B"
VOL. 374, PG. 479

John Otis Kirkpatrick
Vol. 11027, Pg. 787

THE STATE OF TEXAS x
COUNTY OF TRAVIS x

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping or improvements, visible utility lines or roads in place, except as shown hereon, and said property has access to and from a dedicated road. No portion of this property lies within a special flood hazard area (Zone X) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0205 E, dated June 16, 1993.

THIS the 9th day of SEPTEMBER, A.D. 1996

BY

J. Leroy Bush
Registered Professional Land Surveyor No. 1828
BUSH SURVEYING, INC.

C 520048

20' 0 20'

LOT 94
TERRY TOWN -5-
3/236

LOT 104
TERRY TOWN -5-
3/236
BEARING BASIS
N 17°45'39" E 154.35' (154.05')

WEST 50' OF LOT
LOT 4, BLK. 4
10074/9193

LOT 4

THE CENTER 50 FEET
OF LOT 4
MARY M. STANDIFER
8020/303

WINDSOR ROAD
(50' R.O.W.)

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- CAPPED REBAR FOUND
- 7" SET IN CONCRETE
- 7" FOUND IN CONCRETE
- SPINDLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- O.H. OVERHEAD ELECTRIC

IMPORTANT NOTICE.

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B&G Surveying, Inc. Only those setback lines, easements, boundary lines and interests which are represented on the parent subdivision plat, which is referenced hereon, are depicted.



[Signature]
TO THE LIEHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445 H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 3014 WINDSOR ROAD

LOT: WEST 50 FEET OF LOT 4 BLOCK: 4 SUBDIVISION: WESTFIELD B

REFERENCE NAME: NEVA M. PURNELL

CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
VBL/CAB 374 PG/SLD 479 PLAT RECORDS



B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
Surveyed by: B & G Surveying, Inc.
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd. Austin, Texas 78756
Office 512*458-6969, Fax 512*458-9845

JOB #: B1104811_TA		
DATE: 11/22/11		
SCALE: 1"= 20'		
FIELD WORK BY	JESUS	11/18/11
CALCD BY	V.G.	11/22/11
DRAFTED BY	JOSE	11/22/11
CHECKED BY	V.G.	11/22/11

