

Plat of survey of property at 1612 Gaston Avenue  
described as Lot\*, Block, of a subdivision of record in Map or Plat  
Volume/Book/Cabinet at Page(s)/Slide(s) of the Travis  
County, Texas Plat Records. G.F. # 1630146-BAL Dated: 8-08-16  
Ref: Brad Dierks and Jessica Dierks

\*  
SURVEY OF 0.255  
ACRES IN AUSTIN,  
TRAVIS COUNTY,  
TEXAS, BEING ALL  
OF LOT 1 AND A  
PORTION OF LOT 2,  
BLOCK 29, PEMBERTON  
HEIGHTS, SECTION 10,  
A SUBDIVISION RECORDED  
IN VOL. 4, PG. 154,  
PLAT RECORDS, TRAVIS  
COUNTY, TEXAS, ALSO  
BEING THE SAME TRACT  
RECORDED TO FIRST  
UNITED METHODIST  
CHURCH IN VOL. 6958,  
PG. 2369, DEED  
RECORDS, TRAVIS  
COUNTY, TEXAS.

TREES:  
T1 - 11" CEDAR ELM  
T2 - 25" PIN OAK  
T3 - 20" PECAN  
T4 - 16" LIVE OAK  
T5 - 20" LIVE OAK  
T6 - 23" SYCAMORE  
T7 - 24" UNKNOWN  
T8 - 26.7" LIVE OAK  
T9 - PALM  
T10 - PALM  
T11 - PALM  
T12 - PALM  
T13 - PALM

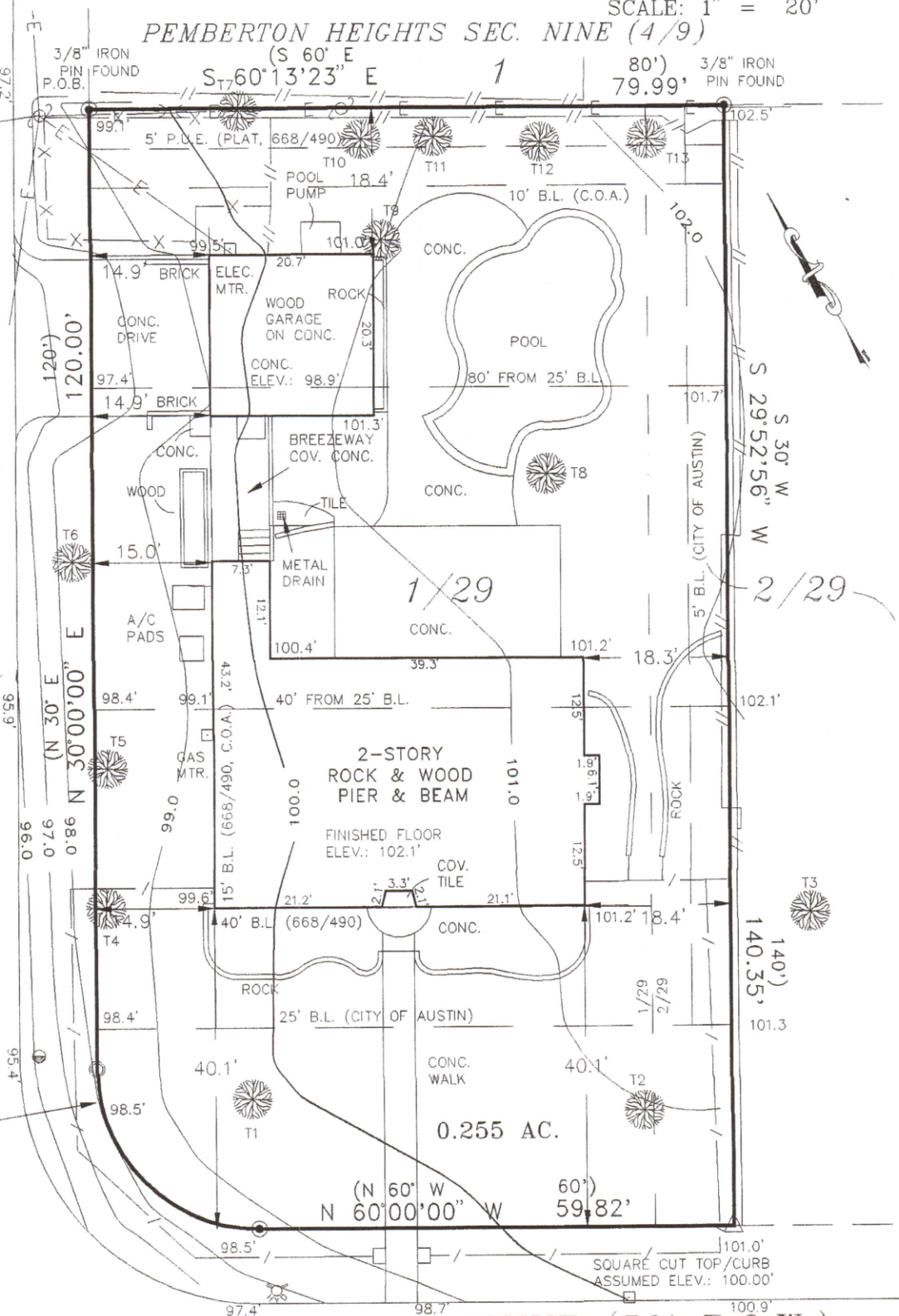
NOTE:  
SUBJECT TO RESTRICTIONS  
RECORDED IN VOL. 4, PG.  
154, PLAT RECORDS, VOL.  
668, PG. 490 AND VOL.  
676, PG. 70, DEED RECORDS,  
TRAVIS COUNTY, TEXAS.

N 15°14'07" W  
C = 28.46'  
△ = 90°41'58"  
R = 20.00'  
L = 31.66'  
(N 15° W  
C = 28.28')

JEFFERSON STREET (60' R.O.W.)

PEMBERTON HEIGHTS SEC. NINE (4/9)

SCALE: 1" = 20'



To: Independence Title Company

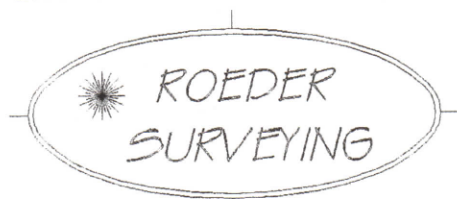
GASTON AVENUE (50' R.O.W.)

exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway.

The property shown hereon is located in Zone "X": areas outside the 500 year floodplain

as shown on Community Panel Number 480624 0445 J  
of the FLOOD INSURANCE RATE MAP prepared for City of Austin  
by the Federal Insurance Administration Department, H.U.D.  
Effective Date: 1-06-16

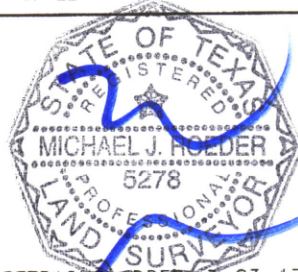


3705 VINELAND DRIVE  
AUSTIN, TEXAS  
(512) 478-7673  
FIRM #10094400

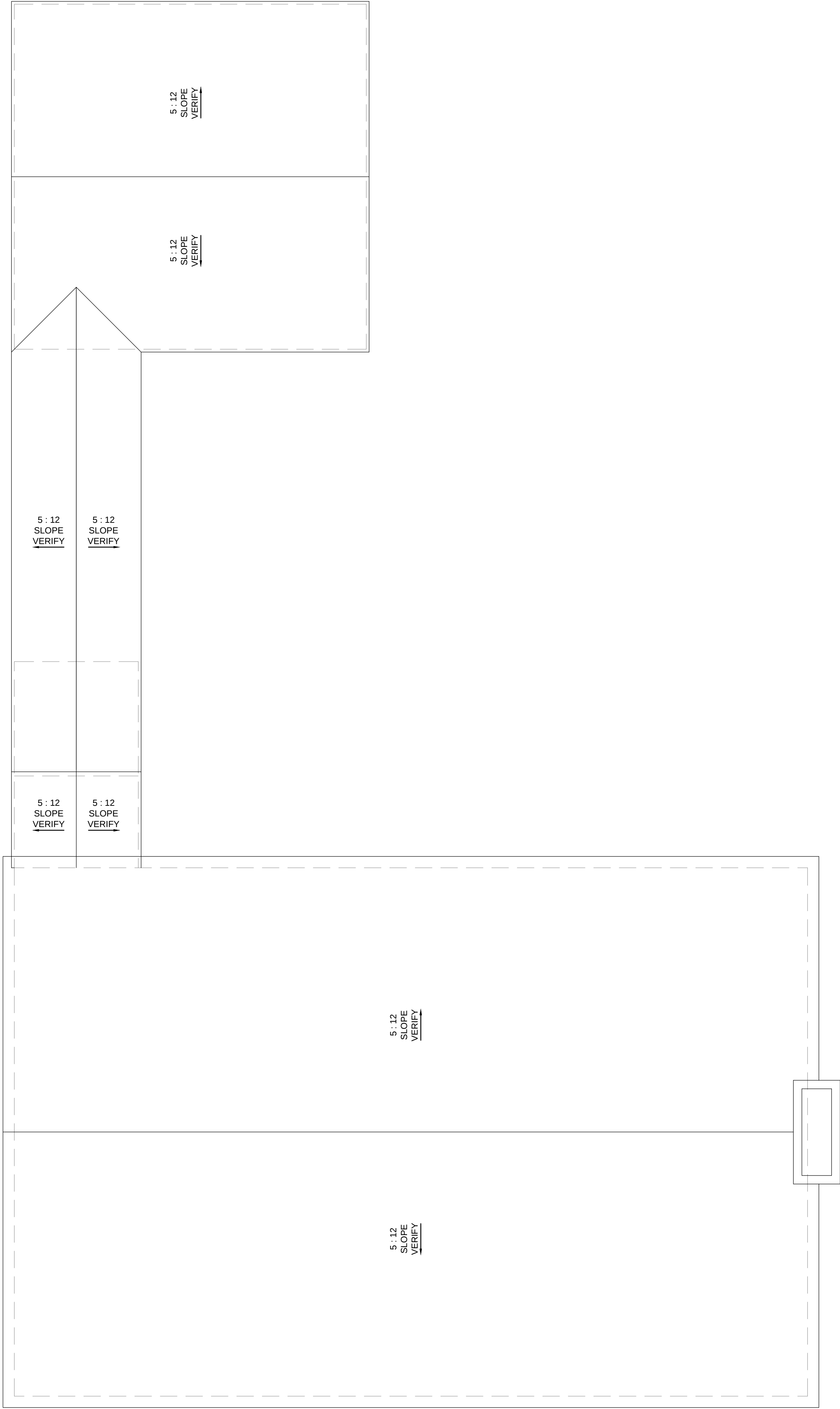
LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- 60-D NAIL FOUND
- POWER POLE
- GUY WIRE
- FIRE HYDRANT
- WATER METER
- IRON FENCE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE(S)
- RECORD INFORMATION

17-22



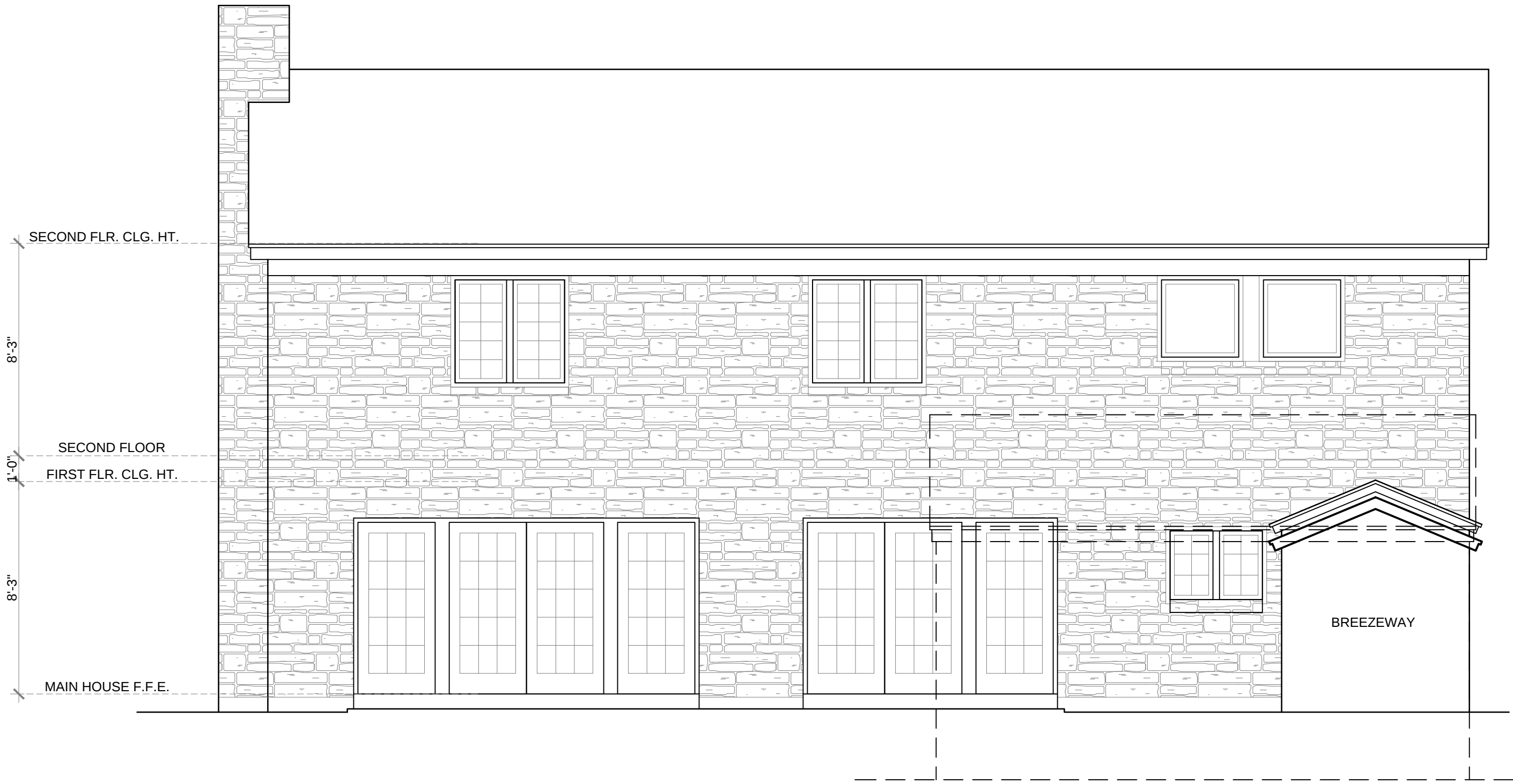
SETBACKS ADDED 3-03-17  
TOPO ADDED 2-16-17  
DATE: 8-17-16



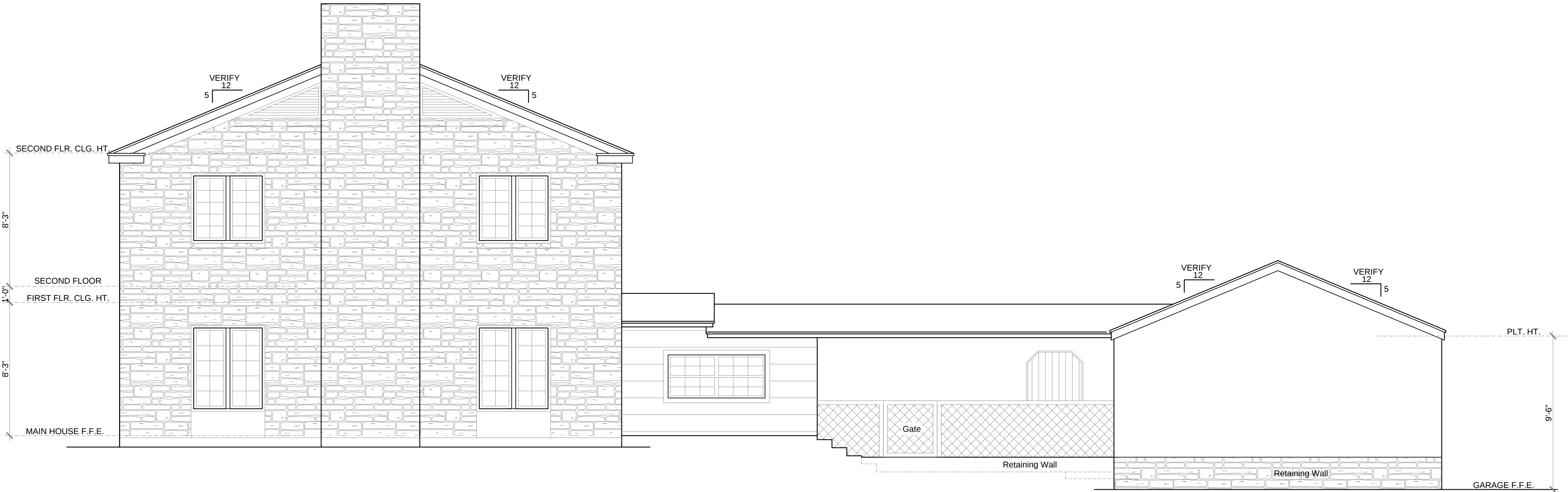
ROOF PLAN



**FRONT ELEVATION**

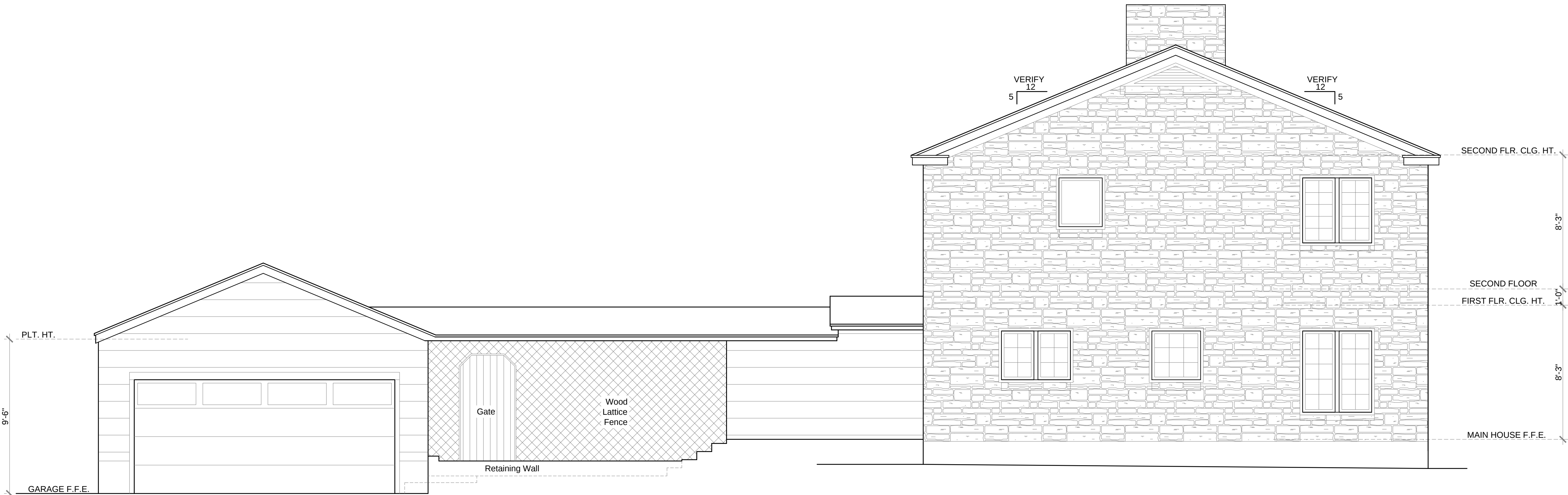


**REAR ELEVATION**



**SIDE ELEVATION**

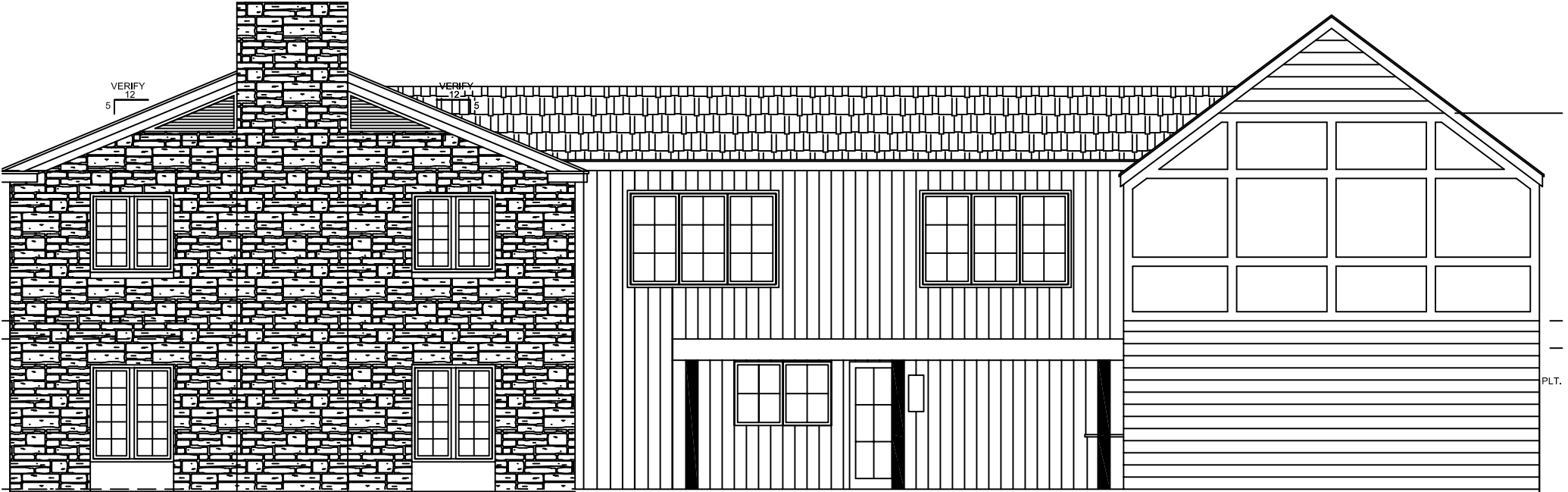
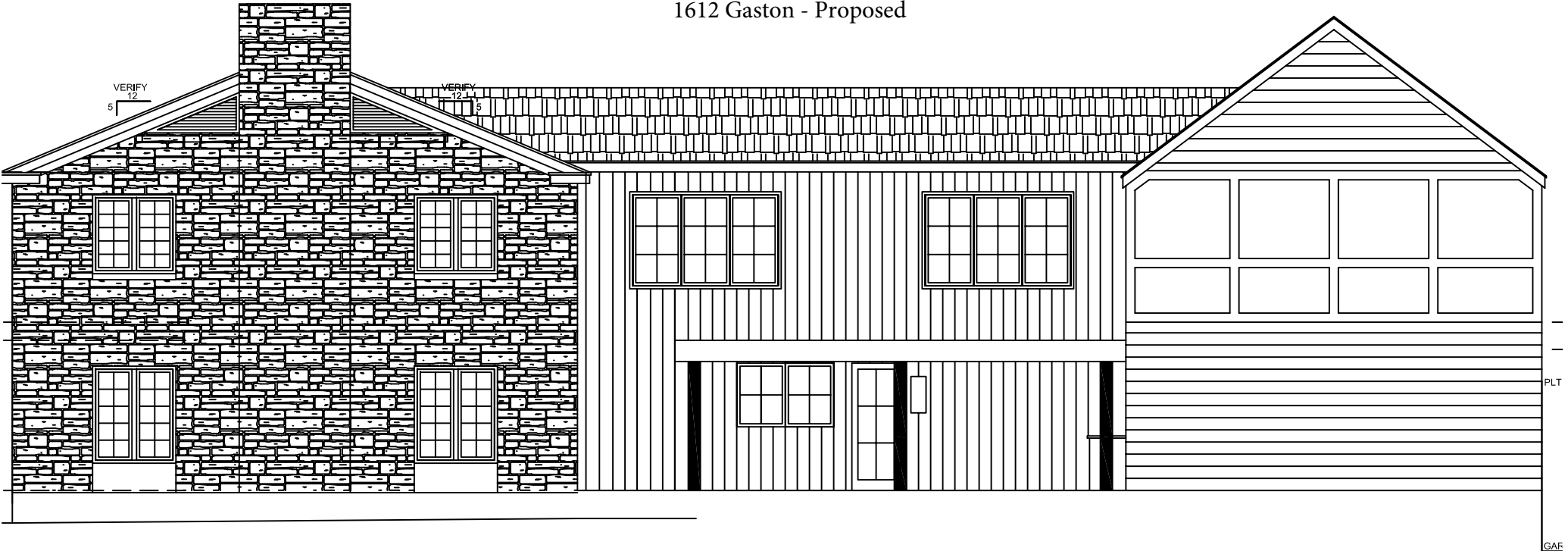
**GARAGE**



**GARAGE**

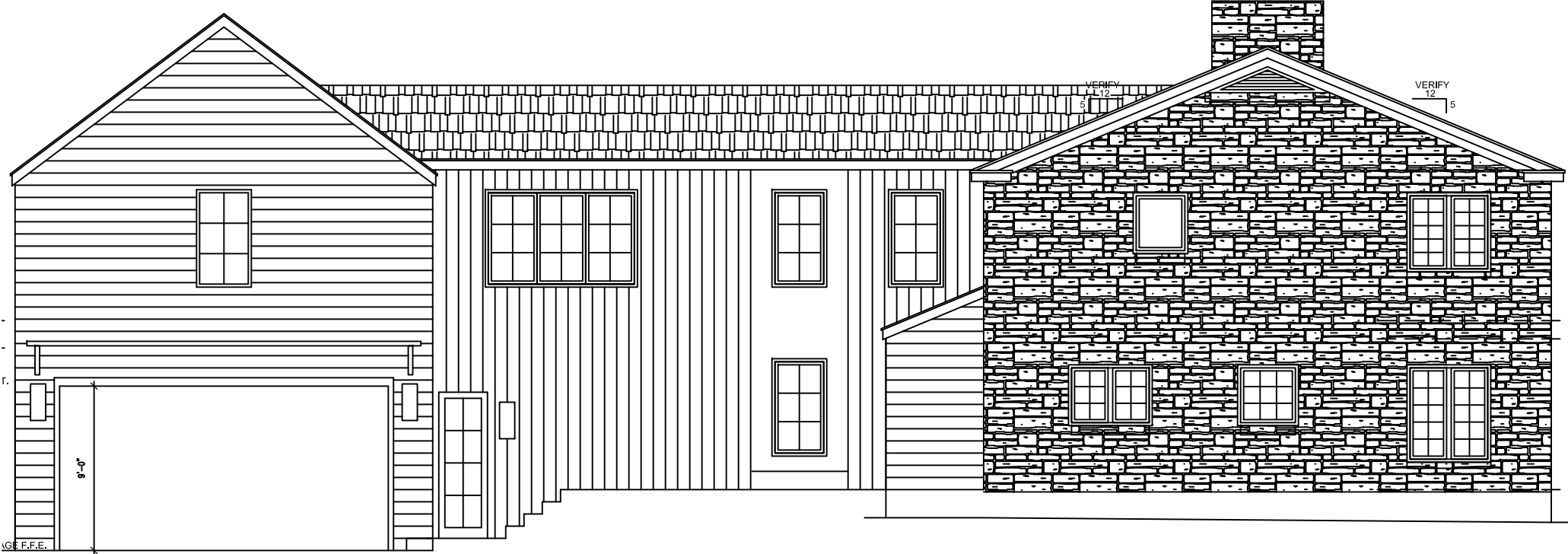
**SIDE ELEVATION**

1612 Gaston - Proposed



Not for regulatory  
approval, permitting,  
or construction.

East Elevation  
Not to Scale

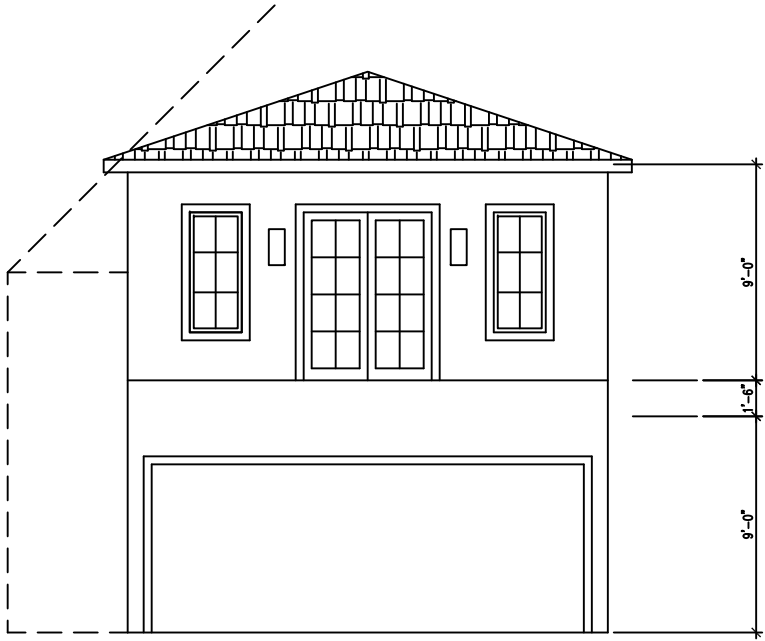
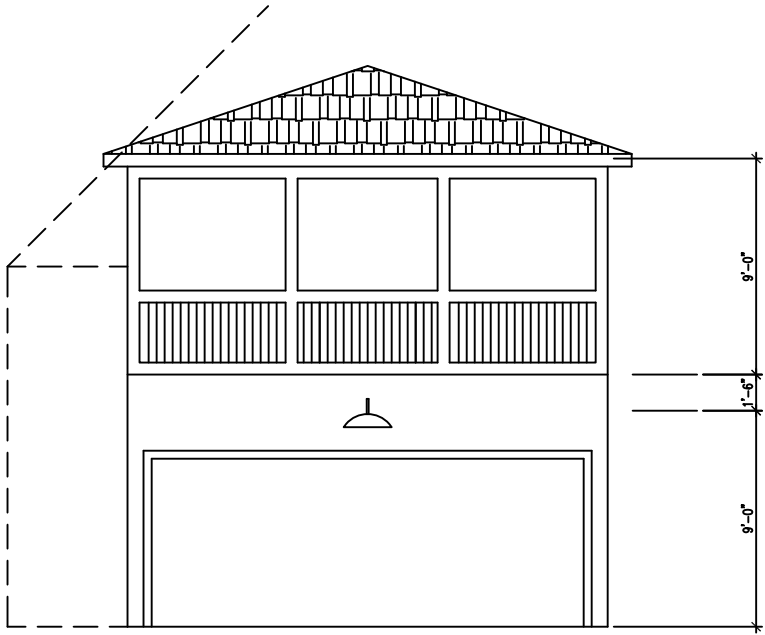


**GARAGE**

**SIDE ELEVATION**

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East Elevation  
Not to Scale



View inside Porch