

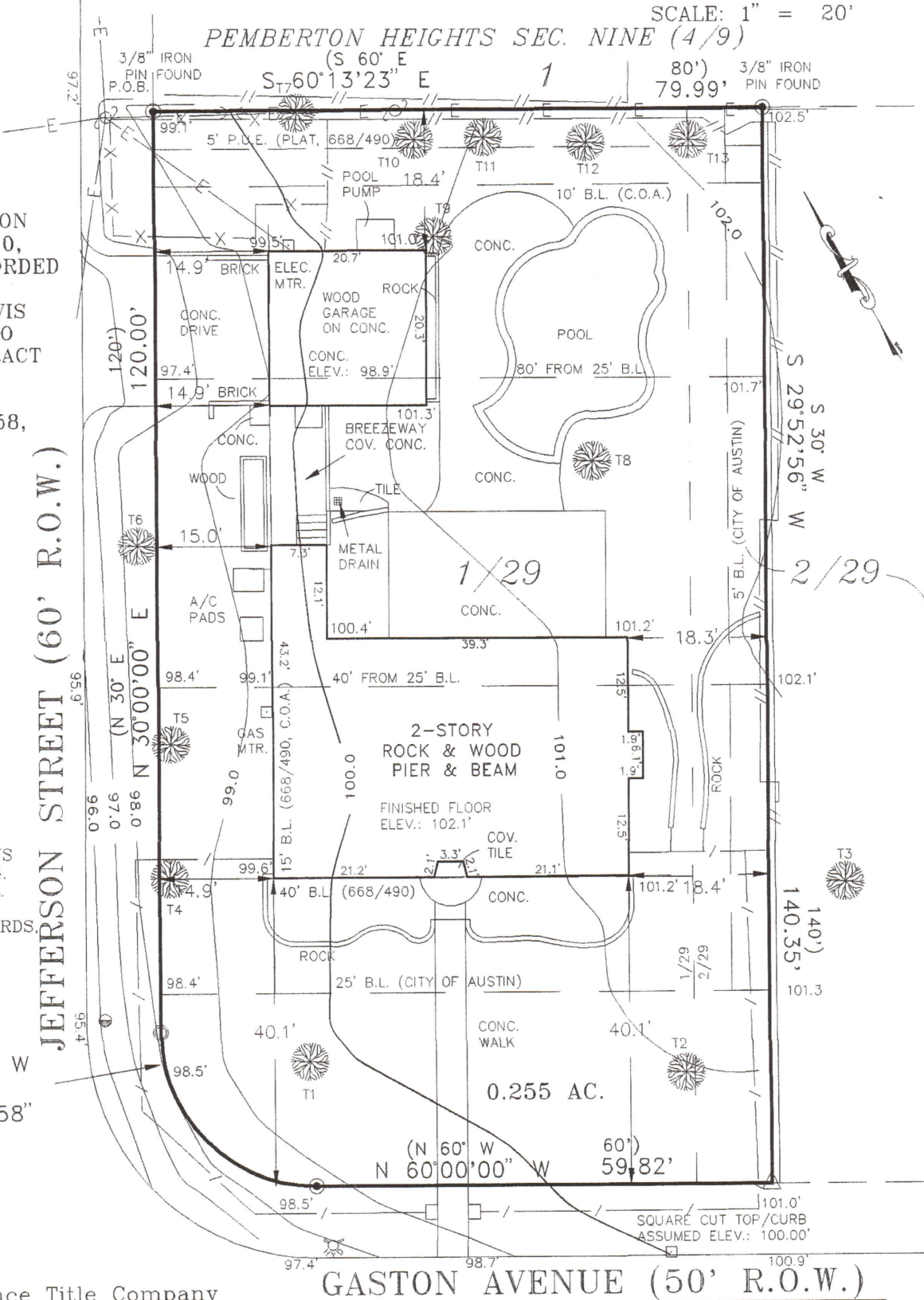
Plat of survey of property at 1612 Gaston Avenue described as Lot*, Block, of a subdivision of record in Map or Plat Volume/Book/Cabinet at Page(s)/Slide(s) of the Travis County, Texas Plat Records. G.F. # 1630146-BAL Dated: 8-08-16 Ref: Brad Dierks and Jessica Dierks

* 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'
Δ = 90°41'58"
R = 20.00'
L = 31.66'
(N 15° W
C = 28.28')



To: Independence Title Company

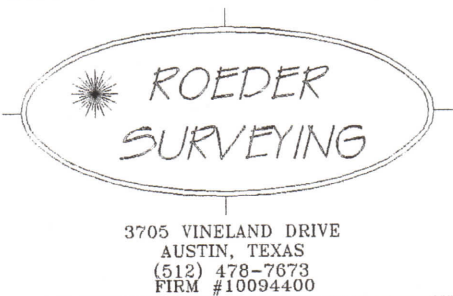
GASTON AVENUE (50' R.O.W.)

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

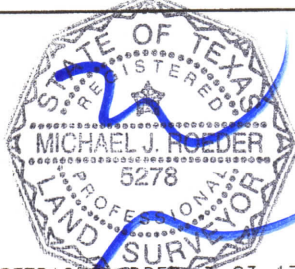


3705 VINELAND DRIVE
AUSTIN, TEXAS
(512) 478-7673
FIRM #10094400

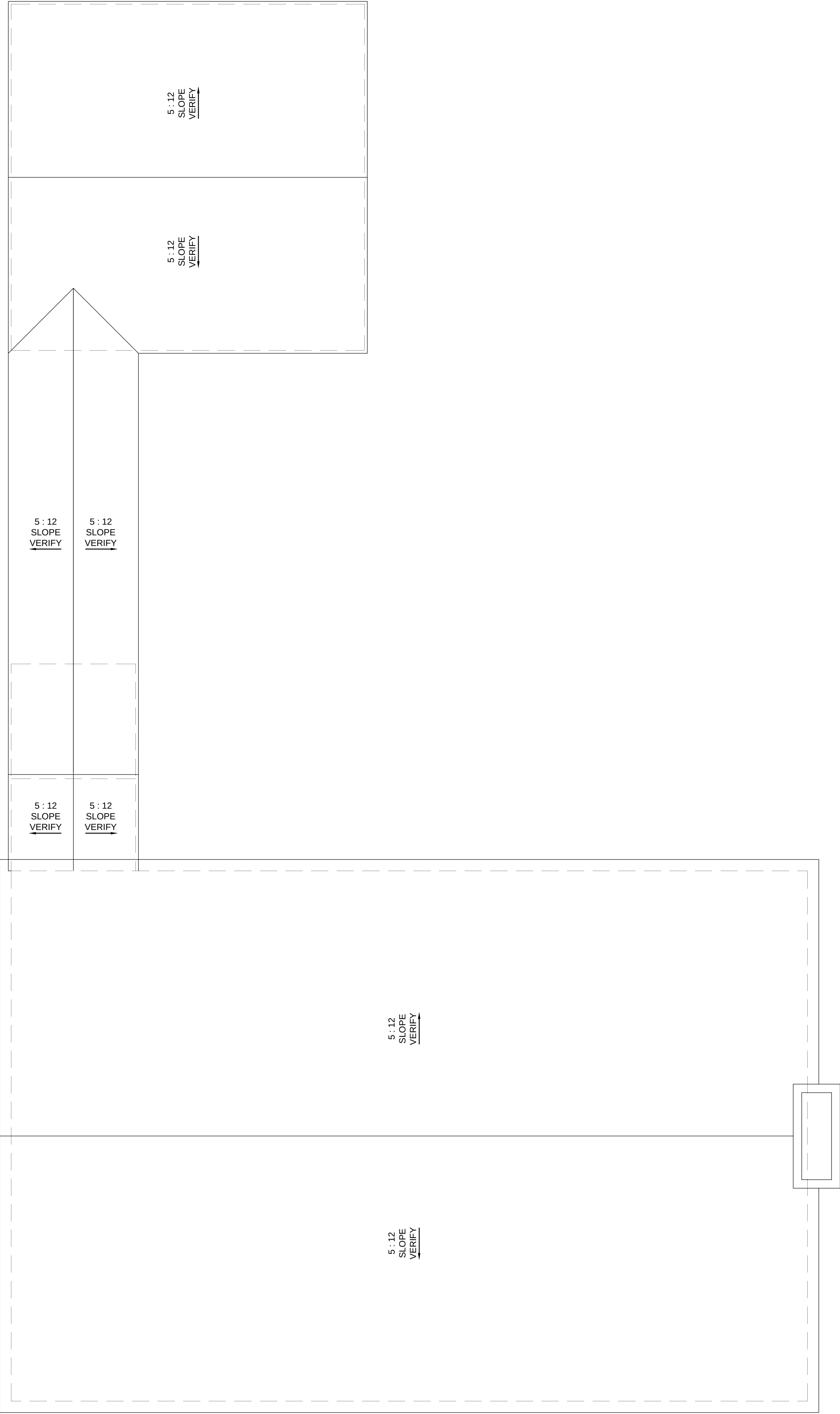
LEGEND

- 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



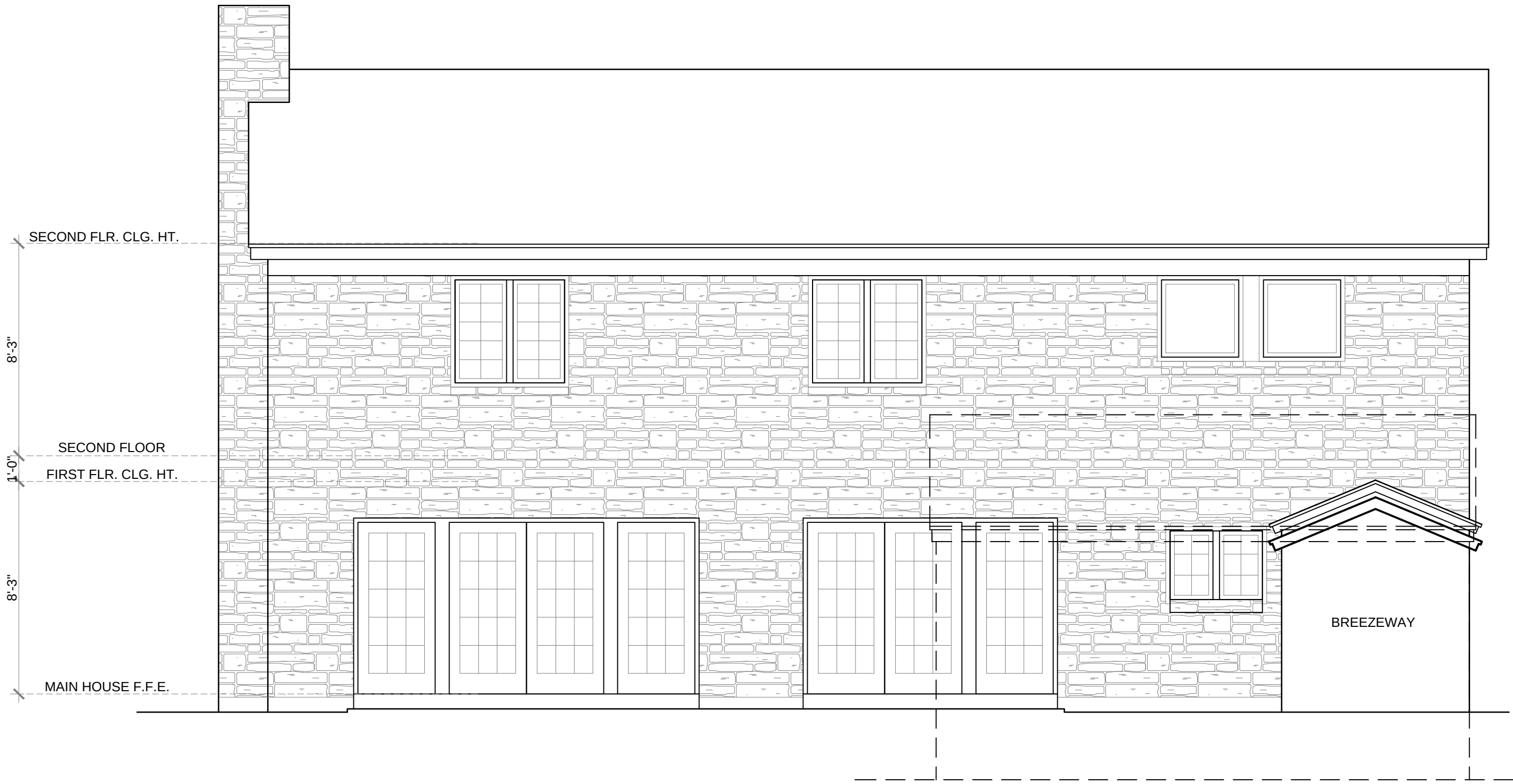
SETBACKS ADDED 3-03-17
TOPO ADDED 2-16-17
DATE: 8-17-16



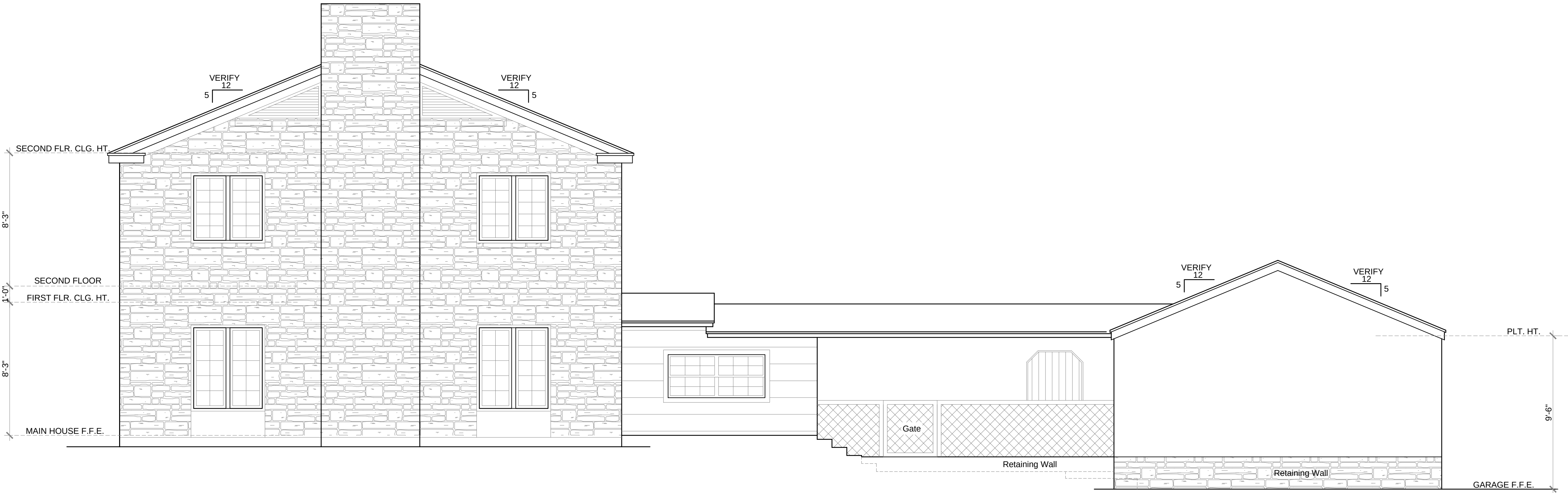
ROOF PLAN



FRONT ELEVATION

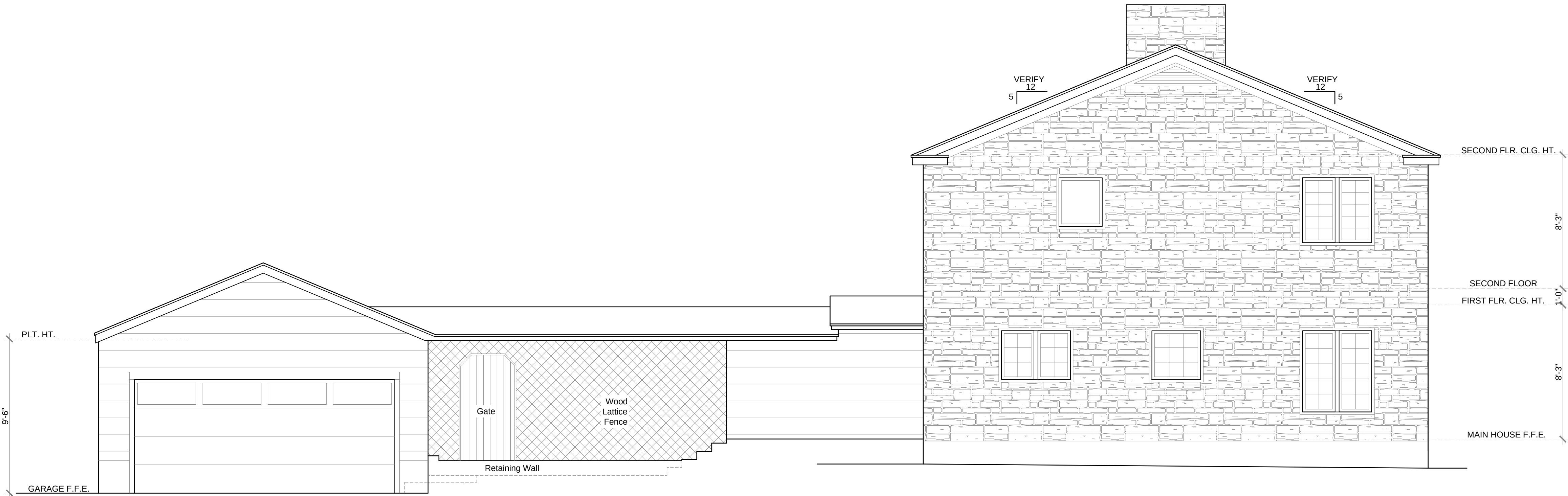


REAR ELEVATION



SIDE ELEVATION

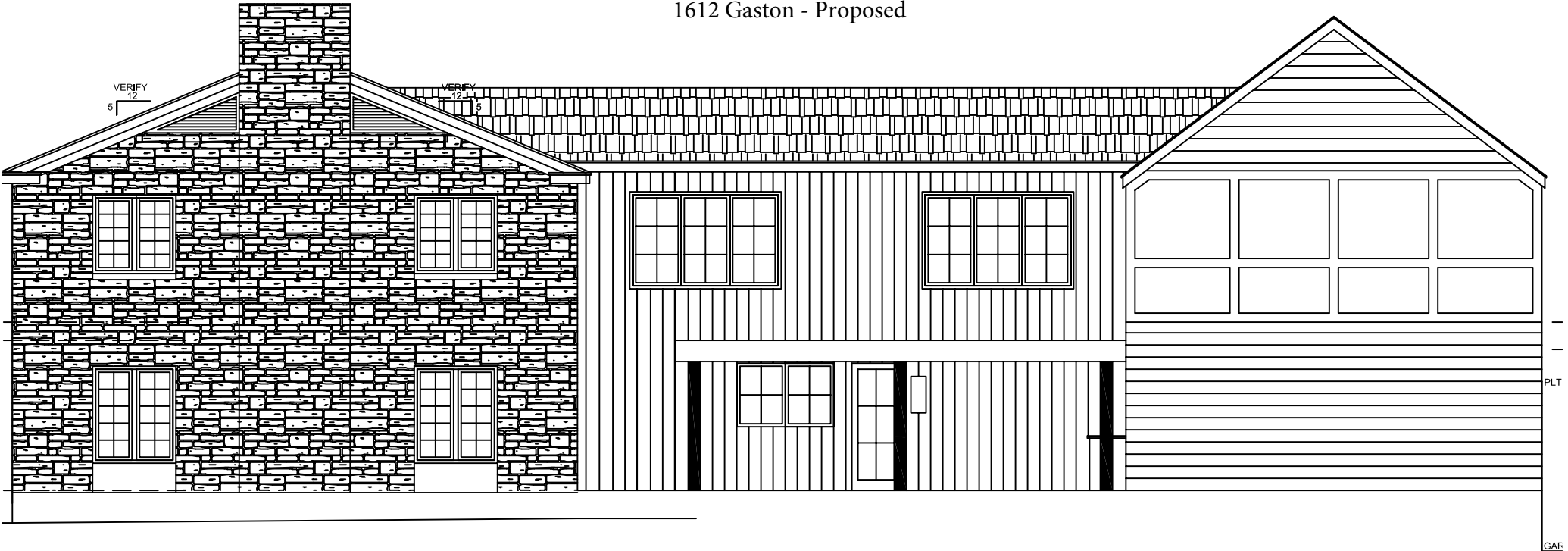
GARAGE



GARAGE

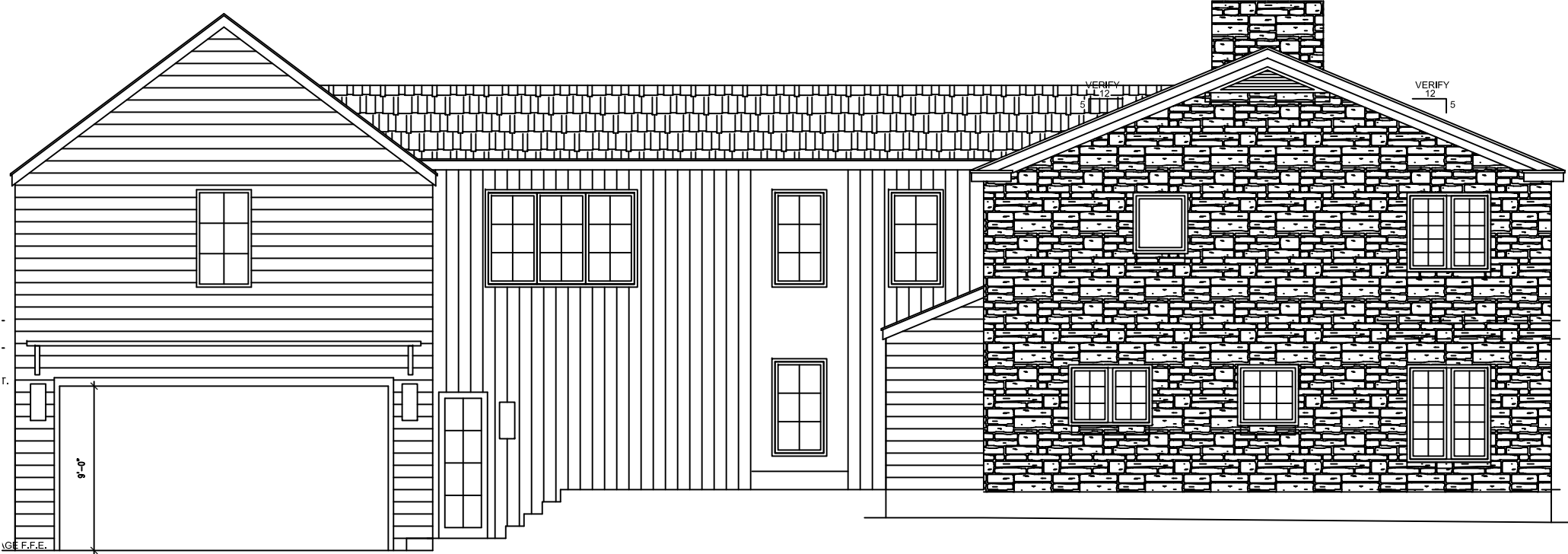
SIDE ELEVATION

1612 Gaston - Proposed



Not for regulatory
approval, permitting,
or construction.

East Elevation
Not to Scale



GARAGE

SIDE ELEVATION

Not for regulatory
approval, permitting,
or construction.

East Elevation
Not to Scale