

Waterloo Surveyors
SURVEY PLAT

Land Title, Partial Design & Impervious Cover

OWNER:
TBD

ADDRESS:
3421 MONTE VISTA DRIVE
AUSTIN, TEXAS 78731

A4131TIDSIC
page 1 of 2

GENERAL DESCRIPTION:

TRACT 1: BEING ALL OF LOT 11-A, BLOCK "Y", J.G. TAYLOR'S RESUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 47, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 2: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PORTION OF THE ALBERT SILSBEE SURVEY No. 1: BEING THAT CERTAIN CALLED 1.59 ACRE TRACT BEING TRACT TWO, CONVEYED BY EXECUTOR'S DEED BY R. PETER TAYLOR, AS INDEPENDENT EXECUTOR, TO THE UNIVERSITY OF TEXAS AT AUSTIN BY DEED DATED APRIL 24, 1991 AND RECORDED IN VOLUME 11446, PAGE 225 OF THE DEED RECORDS OF SAID COUNTY; AND BEING 1.4432 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

THE UNDERSIGNED DOES HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER KTGAUS-24-3135 AND AN EFFECTIVE DATE OF OCTOBER 22, 2024.

AS PER GF No. KTGAUS-24-3135, THE PROPERTY SURVEYED IS SUBJECT TO:

[1] ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

[10a] ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND.

[10b] ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE LAND SURVEY OF THE LAND.

[10c] ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OR MINERAL INTEREST THAT ARE NOT LISTED.

[10d] ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.

[10e] RIGHTS OF PARTIES IN POSSESSION.

[10f] RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS.

[10g] ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS.

[10h] EASEMENTS, DEDICATIONS, BUILDING LINES AND ALL OTHER MATTERS SHOWN OR STATED ON THE MAP OR PLAT OF J.G. TAYLOR'S RESUBDIVISION, RECORDED IN VOLUME 37, PAGE 47, PLAT RECORDS: -A PRIVATE SANITARY SEWER EASEMENT TRAVERSING THE NORTH FRONT CORNER OF THE PROPERTY. (TRACT 1) Shown hereon. -A 5' ELECTRICAL EASEMENT ALONG THE SOUTHWEST PROPERTY LINE. (TRACT 1) Shown hereon. -VARIABLE EASEMENT ACROSS THE WEST REAR CORNER OF THE PROPERTY (TRACT 1) Shown hereon. -A 10'x30' EASEMENT AS SHOWN THEREIN. (TRACT 2) Shown hereon.

[10i] AN EASEMENT SET FORTH THEREIN BY INSTRUMENT RECORDED IN VOLUME 3230, PAGE 1852, DEED RECORDS. Exhibit A, No.1 & 2 affect, Exhibit A, No.3 does not affect.

[10j] AN EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN VOLUME 4298, PAGE 961, DEED RECORDS, AS CORRECTED IN VOLUME 4757, PAGE 1689, DEED RECORDS. (TRACT 2) Shown hereon.

*****ALL RECORDS, TRAVIS COUNTY, TEXAS*****

30	Sq.ft.	A/C Pad Rear
39	Sq.ft.	A/C Pad Side
378	Sq.ft.	Covered Deck
70	Sq.ft.	Brick Wall & A/C Pad
107	Sq.ft.	Conc Steps
5035	Sq.ft.	Multi Story House
620	Sq.ft.	Brick Walk & Entry
7	Sq.ft.	Brick Wall 3
42	Sq.ft.	Brick Wall 2
61	Sq.ft.	Brick Wall 1
5197	Sq.ft.	Conc & Brick Driveway
11586	Sq.ft.	Improvements
30316	Sq.ft.	Lot 11A
38.2%		Lot 11A Impervious Cover

62865 Sq.ft. Rear Lot (no impervious coverage)
0.0% Rear Lot Impervious Cover

The Cliffs of Austin
(VOL. 84, PG. 144A)

Balcones Park Addition
Section Eight
(VOL. 8, PG. 22)

Monte Vista Dr
(40' R.O.W. PER PLAT)

Balcones Park Addition
Section Eight
(VOL. 8, PG. 22)

Resubdivision of Lots 36-38, Block Y
Balcones Park Addition, Section Eight
(VOL. 11, PG. 83)

GENERAL NOTES:
1) THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48453C0435K. ZONE: X. DATED: 1/22/2020.
2) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM- TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.

State of Texas §
County of Travis §

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A.3.6 Conditions II Survey.

I Karl E. Atkins, a Texas Registered Professional Land Surveyor do hereby certify to the land owners, that this the above survey, represents an on the ground survey conducted under my supervision this the 31st day of DECEMBER, 2024 and is true and correct to the best of my knowledge.

Karl E. Atkins
Karl E Atkins, RPLS 4618

1/7/25
Date of Signature



















