

SCALE: 1"=20'

LEGEND

- WOOD FENCE  
CHAIN LINK FENCE  
WIRE FENCE  
UTILITY LINE  
WROUGHT IRON FENCE  
A/C UNIT  
ELEC. METER  
GAS METER  
WATER METER  
IRON ROD FND.  
PIPE FND.  
UTILITY POLE  
GUY ANCHOR  
BUILDING LINE  
DRAINAGE EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT

PETER CLARK &  
MARIE D. EVANS  
DOC.# 2011169357

DAVID C. &  
ADELAIDE M.  
HUFFSTUTLER  
DOC# 2012210084

LAMAR GRAHAM  
CLEMONS &  
ANNE HANSON  
DOC.# 2016047497

WALTER K.  
FERGUSON  
V. 6097, P. 2036

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION  
[1] PER VOL. 404, PG. 577.

EASEMENT RESEARCH PERFORMED BY ALL  
POINTS AND THE UNDERSIGNED SURVEYOR  
WAS LIMITED TO INFORMATION SUPPLIED  
BY OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY PER COMMITMENT  
G.F. #1710793KM, EFFECTIVE MAY 10,  
2017; SCHEDULE B, PARAGRAPH 10.

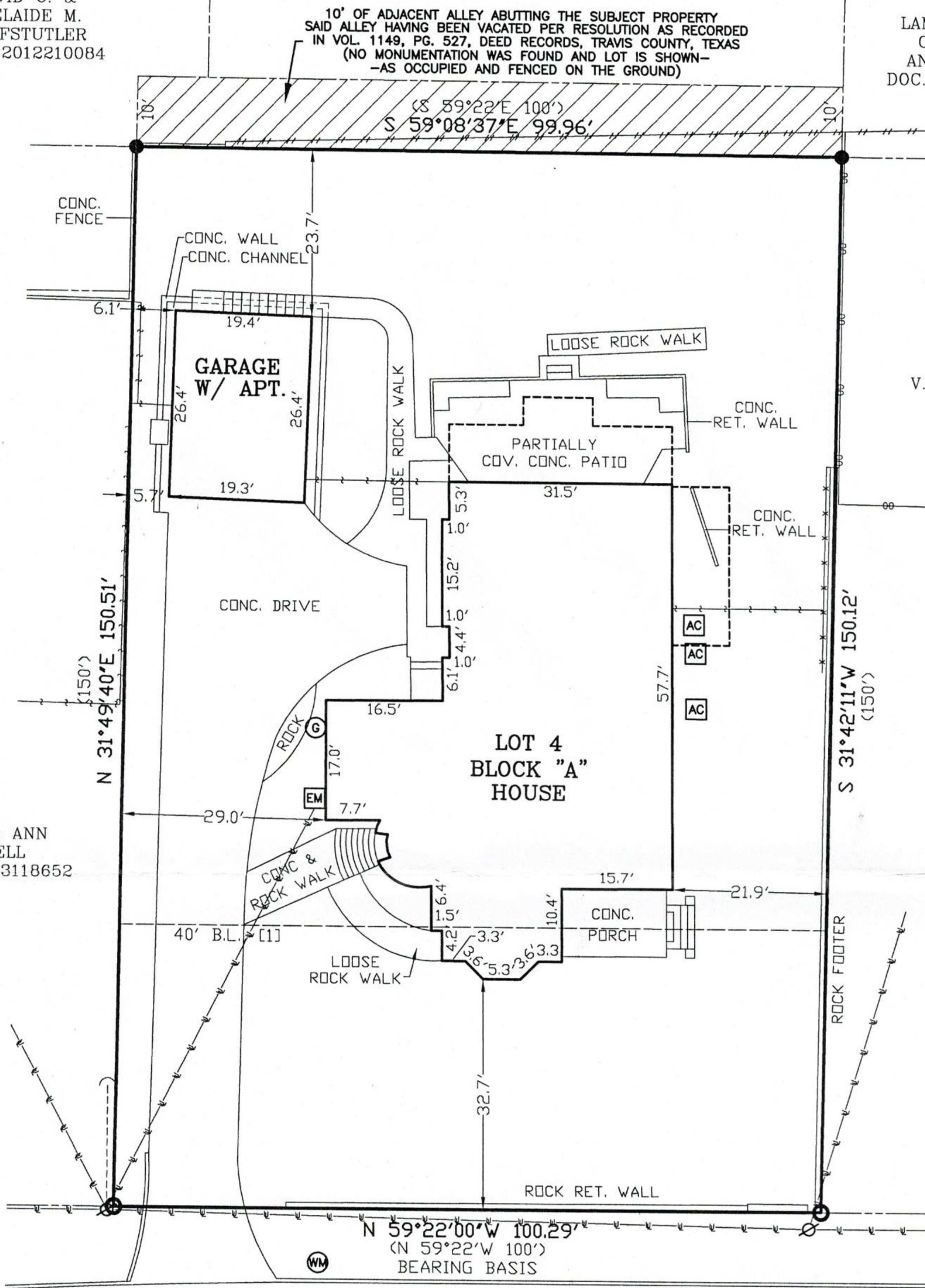
THIS LOT IS SUBJECT TO RESTRICTIVE  
COVENANTS AS STATED IN:  
VOL. 404, PG. 577.

THIS LOT IS SUBJECT TO THE ESMT.  
RIGHTS AS STATED IN VOL. 404, PG. 577.

THIS LOT IS SUBJECT TO THE EASEMENT  
RESERVED BY THE CITY OF AUSTIN IN  
THAT CERTAIN RESOLUTION, DATED  
OCTOBER 11, 1945, RECORDED IN VOL.  
1149, PG. 527.

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.



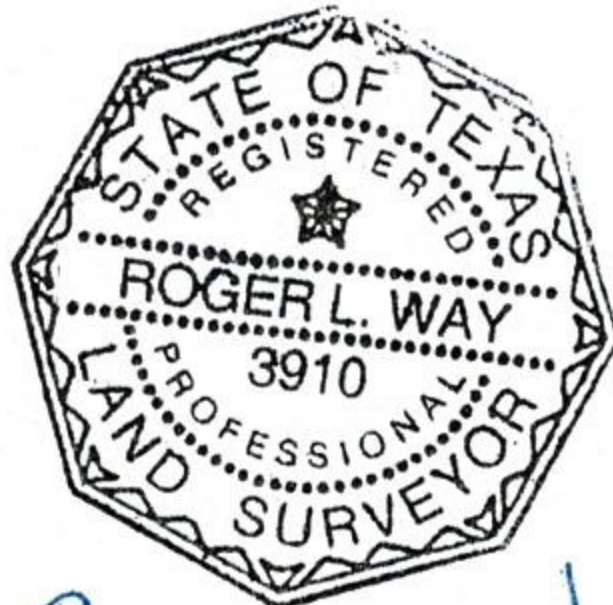
3306 WINDSOR ROAD  
(50' R.O.W.)

\*\*LOT 4 & 10' ADJACENT ALLEY VACATED BY RESOLUTION RECORDED IN VOL. 1149, PG. 527, D.R.T.C.Tx.

LOT No. \*\* BLOCK "A" SUBDIVISION / ADDITION MONTE VISTA  
SECTION - PHASE - Book 3 Page(s) 121 Cabinet - PLAT RECORDS  
- Volume - Slide -  
CITY TRAVIS COUNTY, TEXAS Document No. - Official Public Records of - County, Texas  
AUSTIN Reference: KARA K. REMME

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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.



Roger L. Way



ALL POINTS SURVEYING  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704  
TELE.: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION # 10118900

By: Date:  
FIELD WORK WW 06-06-17  
DRAFTING SCN  
SURVEY DATE: 06-13-17  
Job No. 06R09817  
SCALE: 1"=20'