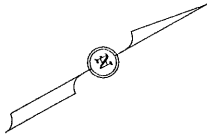
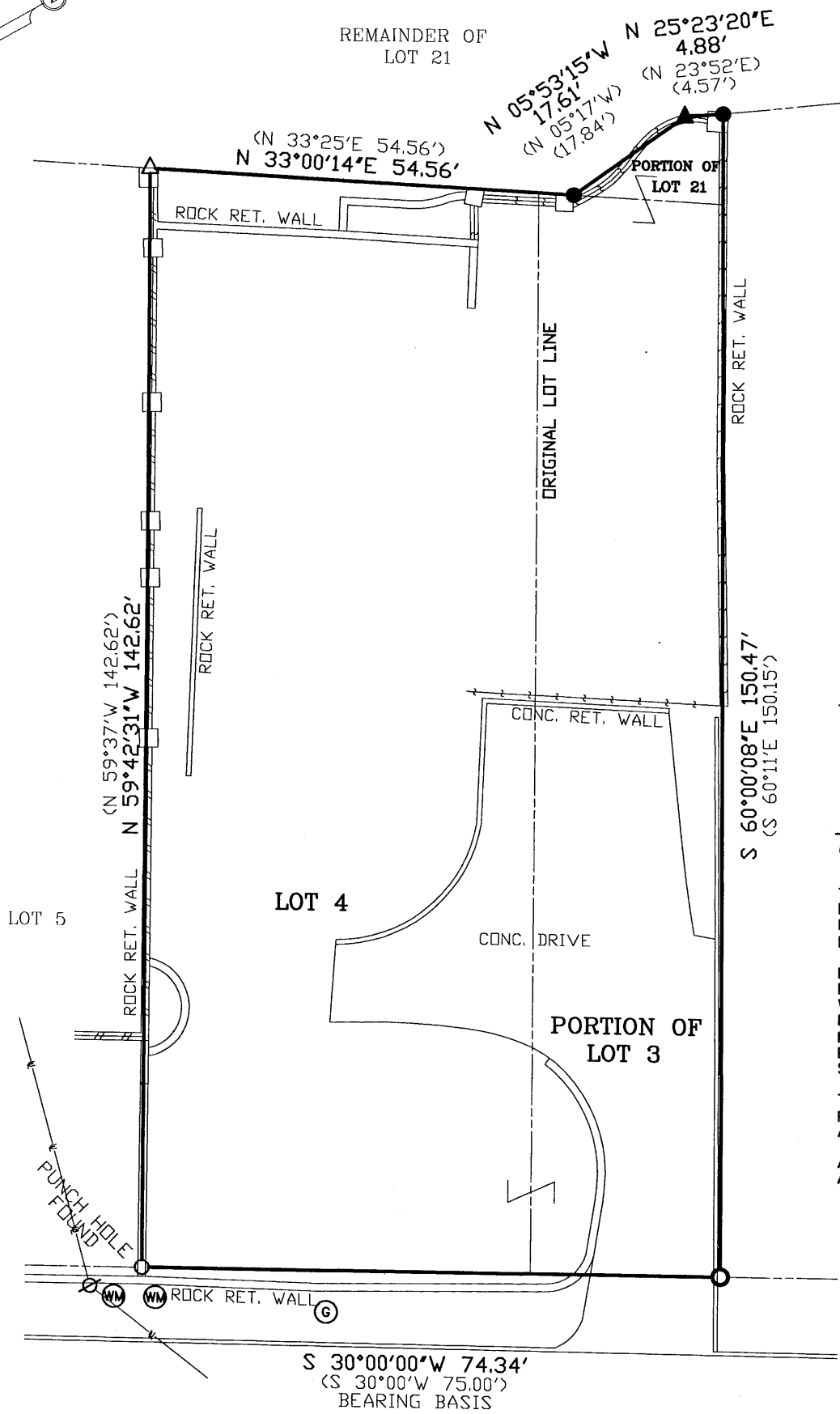


SCALE: 1"=20'



LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- WROUGHT IRON FENCE
- A/C UNIT
- ELEC. METER
- GAS METER
- WATER METER
- IRON ROD FND.
- CALCULATED POINT
- PIPE FND.
- NAIL FND.
- NAIL SET
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



REMAINDER OF LOT 3

LOT AREA SUMMARY
TOTAL LOT SIZE.....10542 SQ.FT.

SURVEYOR'S NOTES
() DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. PER COMMITMENT G.F. #201800989, EFFECTIVE APRIL 9, 2018; SCHEDULE B, PARAGRAPH 10.

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.

2204 MATTHEWS DRIVE
(PLATTED LAUREL AVENUE-50' R.O.W.)

**PORTIONS OF LOTS 3, 4 & 21

LOT No. <u> ** </u>	BLOCK <u> "3" </u>	SUBMISSION / ADDITION <u> LAUREL HEIGHTS </u>	
SECTION <u> - </u>	PHASE <u> - </u>	Volume <u> 333 </u>	Volume <u> 360 </u> PLAT & DEED
<u> TRAVIS </u> COUNTY, TEXAS		Page(s) <u> 461 </u> & CORRECTED IN	Page(s) <u> 431 </u> RECORDS
CITY <u> AUSTIN </u>		Document No. <u> - </u>	Official Public Records of Travis County, Texas
		Reference: <u> MARK MELTON & RAGAN MELTON </u>	

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR HERITAGE TITLE COMPANY OF AUSTIN, INC.

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.



ALL POINTS SURVEYING

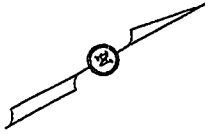
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

By:		Date:
FIELD WORK	WW	04-18-18
DRAFTING	EL	

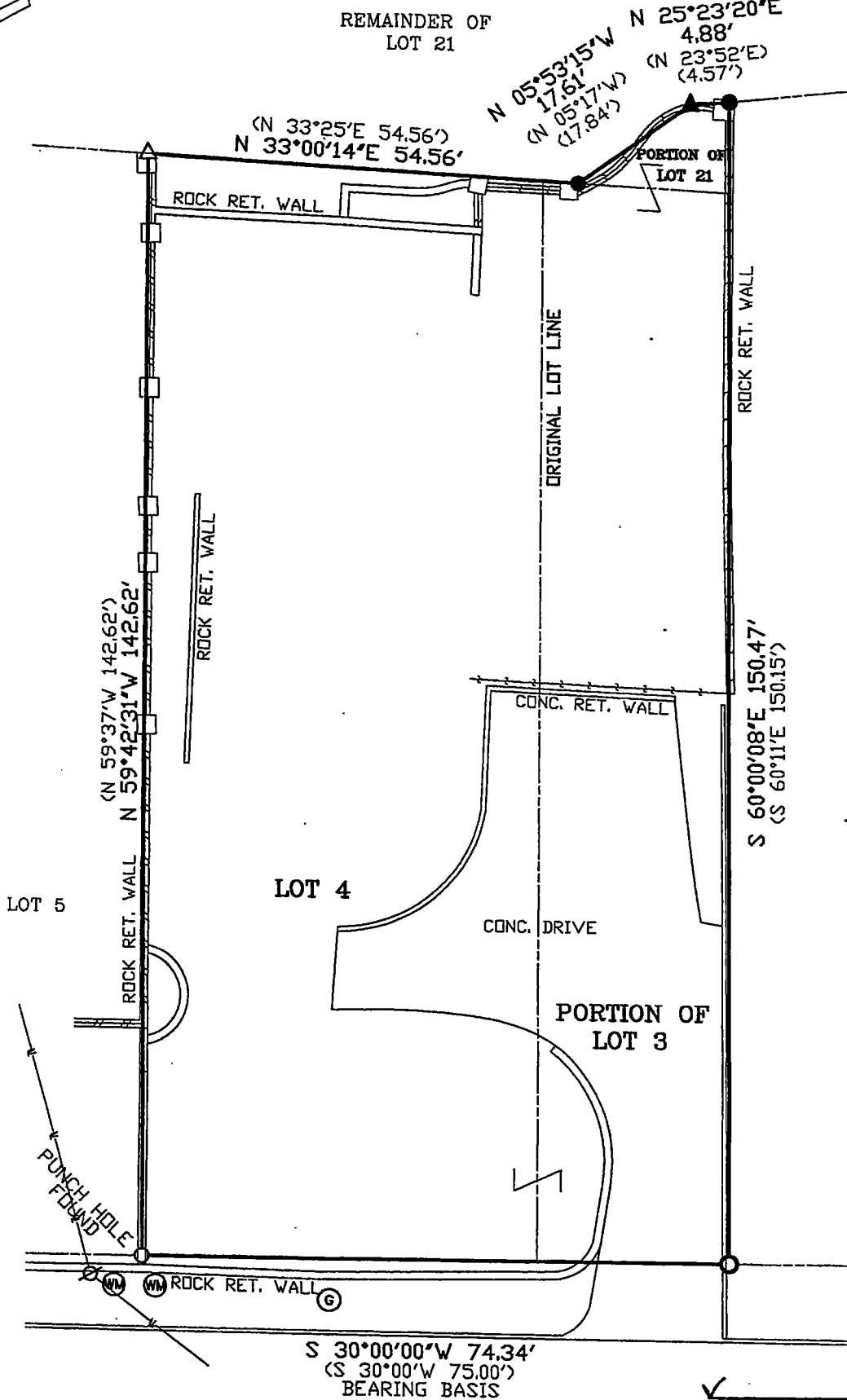
SURVEY DATE: 04-18-18
Job No. 04R31718

SCALE: 1"=20'



LEGEND

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REMAINDER OF LOT 3

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TOTAL LOT SIZE.....10542 SQ.FT.

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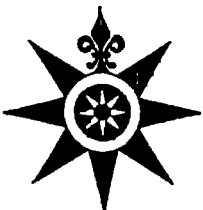
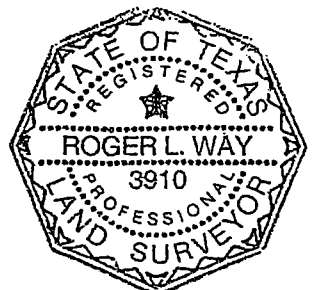
2204 MATTHEWS DRIVE
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**PORTIONS OF LOTS 3, 4 & 21

LOT No. <u> ** </u>	BLOCK <u> "3" </u>	SUBDIVISION / ADDITION <u> LAUREL HEIGHTS </u>
SECTION <u> - </u>	PHASE <u> - </u>	Volume <u> 333 </u> & CORRECTED IN Volume <u> 360 </u> PLAT & DEED
<u> TRAVIS </u>	COUNTY, TEXAS	Page(s) <u> 461 </u> & CORRECTED IN Page(s) <u> 431 </u> RECORDS
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ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

By: <u> WW </u>		Date: <u> 04-18-18 </u>
FIELD WORK	<u> WW </u>	<u> 04-18-18 </u>
DRAFTING	<u> EL </u>	
SURVEY DATE: <u> 04-18-18 </u>		
Job No. <u> 04R3171B </u>		

Mark Melton

FIELD NOTES

BEING 0.242 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF "LAUREL HEIGHTS", BLOCK 3, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS AS RECORDED IN VOLUME 360, PAGE 431 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS SAID TRACT OF LAND BEING PREVIOUSLY DESCRIBED AS 0.2611 OF AN ACRE OF LAND AND BEING ALL OF LOT 4, THE SOUTH 1/2 OF LOT 3 AND A PORTION OF LOT 21 OF SAID SUBDIVISION. SAID TRACT OF LAND BEING CONVEYED BY DEED TO CHRISTINE CROSBY AS RECORDED IN DOCUMENT NUMBER 2008022369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAID 0.242 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found punch hole on the top of a rock wall on the westerly right-of-way line of Matthews Drive (50' ROW) said point being the southeast corner of said Lot 4 and being the northeast corner of Lot 5 of said subdivision and being the southeast corner of said 0.2611 of an acre tract of land and this tract of land;

THENCE N 59° 42' 31" W, along the edge of a rock wall on the common dividing line between Lots 4 and 5, a distance of 142.62 feet to a chiseled "X" in a column for the southwest corner of said Lot 4, same being the northwest corner of Lot 5 and being on the east line of said Lot 21 said point also being the southwest corner of said 0.2611 of an acre tract of land and this tract of land;

THENCE N 33° 00' 14" E, along the common dividing line between Lots 4 and 21, passing the northwest corner of said Lot 4, same being the southwest corner of said Lot 3 at approximately 50 feet continuing on the common boundary line between Lot 3 and 21 for a TOTAL distance of 54.56 feet to a 1/2" iron rod found for an angle point in said 0.2611 of an acre tract of land and this tract of land;

THENCE through said Lot 21, the following two (2) courses and distances:

- 1) N 05° 53' 15" W a distance of 17.61 feet to found nail, and
- 2) N 25° 23' 20" E a distance of 4.88 feet to a 1/2" iron rod found for the northwest corner of said 0.2611 acre tract of land and this tract of land;

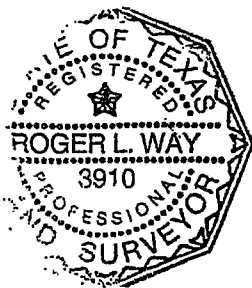
THENCE S 60° 00' 08" E, through said Lots 21 and 3, passing the common dividing line between said Lots at approximately 11.7 feet continuing along through said Lot 3 for a TOTAL distance of 150.47 feet to a 1/2" iron pipe found on the westerly right-of-way line of said Matthews Lane for the northeast corner of said 0.2611 of an acre tract of land and this tract of land;

THENCE S 30° 00' 00" W (Basis of Bearings), along said right-of-way line, a distance of 74.34 feet to THE POINT OF BEGINNING and containing 0.242 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

Roger L. Way

 ROGER L. WAY
 R.P.L.S. No. 3910
 JOB No. 04R31718



4/18/18

 Date



ALL POINTS SURVEYING
 1714 Fortview Road, Suite 200, Austin, TX 78704