

#63

COA Law Department

KYNDT M



ALL POINTS SURVEYING, INC.

FIELD NOTES OF A SURVEY OF 0.297 ACRE OF LAND BEING OUT OF AND A PART OF OUTLOT 10 DIVISION E, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A SURVEY OF THAT SAME CERTAIN TRACT DESCRIBED IN A DEED TO REVEREND CHARLES A. SUMMERS AND WIFE, VIRGINIA M. SUMMERS (HEREINAFTER REFERRED TO AS THE SUMMERS TRACT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at the Southwest corner of the Summers tract, being a point in the East margin of Pearl Street, for the Southwest corner hereof and the **PLACE OF BEGINNING**

**THENCE** along the West line of the Summers tract and the East margin of Pearl Street,  $N19^{\circ}05'00''E$  (bearing back), 69.62 ft. to an iron pipe found at the Northwest corner of the Summers tract, for the Northwest corner hereof

**THENCE** along the North line of the Summers tract,  $S7W41^{\circ}45'E$ , 187.33 ft. to an iron rod set at the Northeast corner of the Summers tract for the Northeast corner hereof

**THENCE** along the East line of the Summers tract,  $S18^{\circ}57'48''W$ , 69.60 ft. to a nail set in a concrete wall, for the Southeast corner of the Summers tract, for the Southeast corner hereof

**THENCE** along the South line of the Summers tract,  $N79^{\circ}43'05''W$ , 187.47 ft. to an iron pipe found at the Southwest corner of the Summers tract, for the Southwest corner hereof, said pipe being in the East margin of Pearl Street

**THENCE** along the West line of the Summers tract, same being the East margin of Pearl Street,  $N19^{\circ}05'00''E$  (bearing back), 69.62 ft. to the **PLACE OF BEGINNING** and containing 0.297 acre of land.

*David Bell*  
DAVID BELL  
R.P.L.S. No. 3994  
JOB No. 078536-07



8/7/07

AMY SUSAN LONG &  
WARREN DAVID LONG  
VOL. 10797, PG. 401

YEN HSI SHENG & YECU SEH YEN  
VOL. 11877, PG. 749

WILLIAM P. HOBBY, JR.  
VOL. 5162, PG. 2373

LAWRENCE & KOPPKA  
DGC. #2005228613

PORTION OF OUTLOT 10,  
DIVISION "E"

E. LAWRENCE TAYLOR, JR.  
DOC. #2005228613

#### 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.

ACCORDING TO FIDELITY NATIONAL TITLE CO.  
TITLE COMMITMENT OF #07-104183  
THIS TRACT IS SUBJECT TO THE RESTRICTIONS  
AS STATED IN:  
VOL. 232, PG. 68  
VOL. 232, PG. 147

THIS TRACT IS SUBJECT TO A SANITARY SEWER EASEMENT  
OF UNDISCLOSED WIDTH AND UNDISCLOSED LOCATION PER  
VOL. 212, PG. 388

ESMT. RESEARCH PERFORMED BY ALL  
POINTS AND THE UNDERSIGNED SURVEYOR  
WAS LIMITED TO INFORMATION SUPPLIED  
BY FIDELITY NATIONAL TITLE CO. PER TITLE  
COMMITMENT OF #07-104183, PARAGRAPH NO. 10.

ALL POINTS DOES NOT MAKE  
OR WARRANT ANY FLOOD  
ZONE DETERMINATION.

1603 PEARL STREET  
(R.O.W. VARIES)

#### LEGAL DESCRIPTION

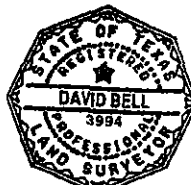
BEING ALL THAT CERTAIN TRACT OF LAND OUT OF OUTLOT NO. 10,  
DIVISION "E", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND  
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS  
ATTACHED HERETO AND MADE A PART HEREOF.

Doc. # 1603 PEARL STREET

Reference: VALERIE WICKLAND

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR  
FIDELITY NATIONAL TITLE COMPANY

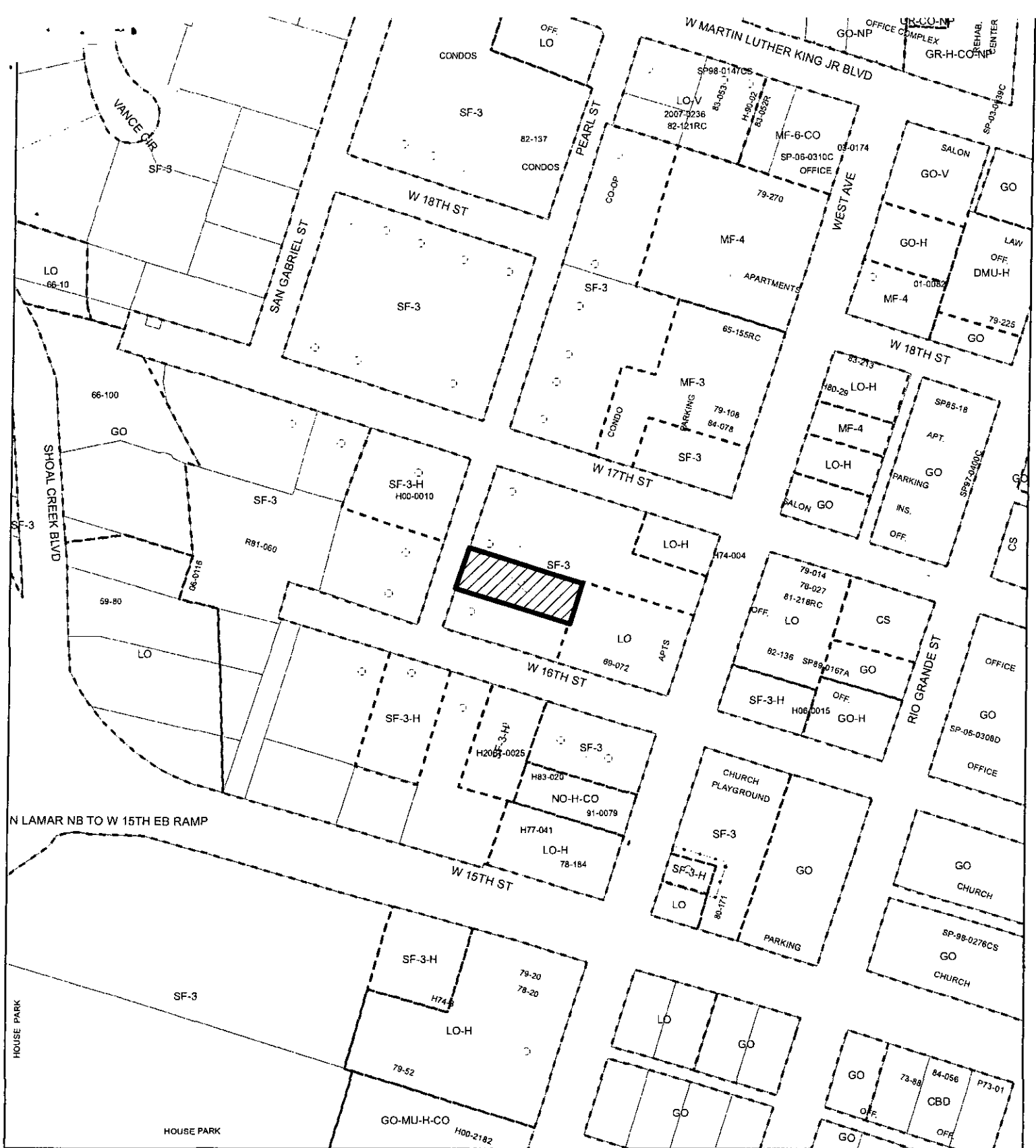
The undersigned certifies that this survey was this day made by me or under my supervision on the ground  
of the real property shown on the survey, and that the bearings and distances are true to the best of my knowledge  
and belief, and that the property has been surveyed and from a house, and there are no overlapping  
of improvements or encroachments except as shown herein.



ALL POINTS SURVEYING  
611 SOUTH CONGRESS AVENUE - SUITE 100  
AUSTIN TX. 78704  
TEL.: (512) 440-0071 - FAX: (512) 440-0199

SURVEY DATE 08-02-07  
TITLE CO. FIDELITY NATIONAL  
JOB NO. 0783907  
SCALE 1"=20'

Field Work	By	Date
Surveyed	DB	08-02-07
Platting	DB	08-02-07
Check	DB	08-02-07
Conclusions		
By Date		



1" = 200'



**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

**HISTORIC ZONING** *EXHIBIT B*

**ZONING CASE#:** C14H-2009-0011  
**ADDRESS:** 1603 PEARL ST  
**SUBJECT AREA:** 0.000 ACRES  
**GRID:** J23  
**MANAGER:** S. SADOWSKY

**OPERATOR:** S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

