

SCALE: 1" = 30'

LEGEND

- ◻ EM - ELECTRIC METER
- ◻ CM - GAS METER
- * LP - LIGHT POLE
- ◻ CP - CABLE TV PEDESTAL
- ◻ TP - TELEPHONE PEDESTAL
- WOOD FENCE
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- S.D.E. - SURFACE DRAINAGE EASEMENT
- () - RECORD INFORMATION
- ⊙ - CONTROL MONUMENT

SAGE HOLLOW DRIVE
(64' R.O.W.)

N 20°20'00" E
59.88' (60.00')

CONC. WALK
CURB & GUTTER
CONC. DRIVE

BLOCK 4

NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 76, PAGE 48, T.C.P.R., VOL. 5822, PG. 1324, VOL. 5953, PAGE 960, VOL. 5988, PAGE 2208, T.C.D.R.
- 2) BUILDING LINE RESTRICTIONS BY VOL. 5953, PAGE 960, AND VOL. 5988, PAGE 2208, T.C.D.R.
- 3) 7.5' PUBLIC UTILITY EASEMENT (REAR) BY VOL. 5953, PAGE 960, AND VOL. 5988, PAGE 2208, T.C.D.R.
- 4) 5' SURFACE DRAINAGE EASEMENT (SIDES) BY VOL. 5953, PAGE 960, AND VOL. 5988, PAGE 2208, T.C.D.R.
- 5) AC PAD IS WITHIN 5' PUBLIC UTILITY AND DRAINAGE EASEMENT (SIDE) AS SHOWN.
- 6) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.

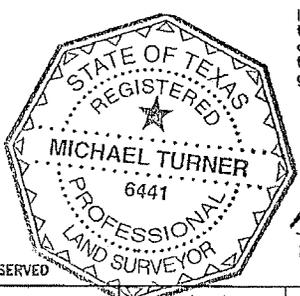
ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. AUT-22-136-AUT21013037A

SURVEY OF
LOT 31, BLOCK 4, QUAIL HOLLOW, SECTION-ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE 48, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0265 K, REVISED JANUARY 06, 2016. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	DOUBLE A CUSTOM HOMES	LENDER CO.	-
ADDRESS	11207 SAGE HOLLOW DRIVE	TITLE CO.	AUSTIN TITLE

Windrose Land Services - Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
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I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services - Austin.

[Signature] 9/3/21
FIRM REGISTRATION NO. 10110400

FIELD WORK	08/31/21	SK	DRAFTED BY	09/03/21	BT	CHECKED BY	09/03/21	MT
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	496 J	40518	