



### LEGEND

- 1/2" REBAR FOUND
- CAPPED REBAR FOUND
- WOOD FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- PP POWER POLE
- AC AIR CONDITIONER
- TP TRANSFORMER PAD

## MARCAE COURT



#### Notes:

- Subject to restrictions and easement rights recorded in Volume 3771, Page 2148 and Volume 3860, Page 444, Deed Records, Travis County, Texas.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO  
**FIRST AMERICAN TITLE GUARANTY COMPANY**  
**TEXAS NATIONAL TITLE, INC.**

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

STREET ADDRESS: 3605 MARCAE COURT CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 12 SUBDIVISION: GARDEN VILLA ESTATES VOL/CAB 45 PG/SLD 6 PLAT RECORDS  
REFERENCE NAME: TBD G.F. #: T-190855



**B & G SURVEYING, LLC**

FIRM REGISTRATION NO. 100363-00

[WWW.BANDGSURVEY.COM](http://WWW.BANDGSURVEY.COM)

1404 West North Loop Blvd.

Austin, Texas 78756 - Office 512\*458-6969

JOB #: B1001925\_TA  
DATE: 10/15/2025  
SCALE: 1" = 20'

|               |       |            |
|---------------|-------|------------|
| FIELD WORK BY | ADAN  | 10/09/2025 |
| CALC'D BY     | JOSE  | 10/09/2025 |
| DRAFTED BY    | MAYA  | 10/09/2025 |
| CHECKED BY    | VG/ML | 10/10/2025 |