

3606 MARCAE COURT CONDOMINIUMS
AUSTIN, TEXAS 78704
TRAVIS COUNTY, TEXAS

PLATS AND PLANS LISTING

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LEGAL DESCRIPTION
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LEGAL DESCRIPTION

LOT 9 OF GARDEN VILLA ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 45, PAGE 6, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

TEXAS UNIFORM CONDOMINIUM ACT

THE PLATS AND PLANS ATTACHED HERETO (PAGES 1 THROUGH 7) CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
TEXAS FIRM REGISTRATION NO. 100727-00


JACKIE LEE CROW
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5209
STATE OF TEXAS
SURVEYED: JANUARY 24, 2018



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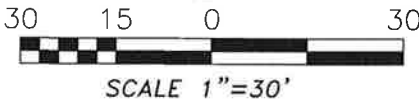
CLIENT: ANGEL RANGEL
DATE: FEBRUARY 7, 2018
OFFICE: M.BOUADI
CREW: C.RINCON, K.KIZABI
F.B.: 1613/38
JOB #: 785-26-07
DISK: T:\RANGEL\3606 MARCAE COURT\Landmark Drawings\Grid Staff\Condominium Plat\3606 Marcae Condo.dwg

3606 MARCAE COURT CONDOMINIUMS A CONDOMINIUM PLAT

**LOT 9 OF GARDEN VILLA ESTATES, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT RECORDED IN BOOK 45, PAGE 6, OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS**

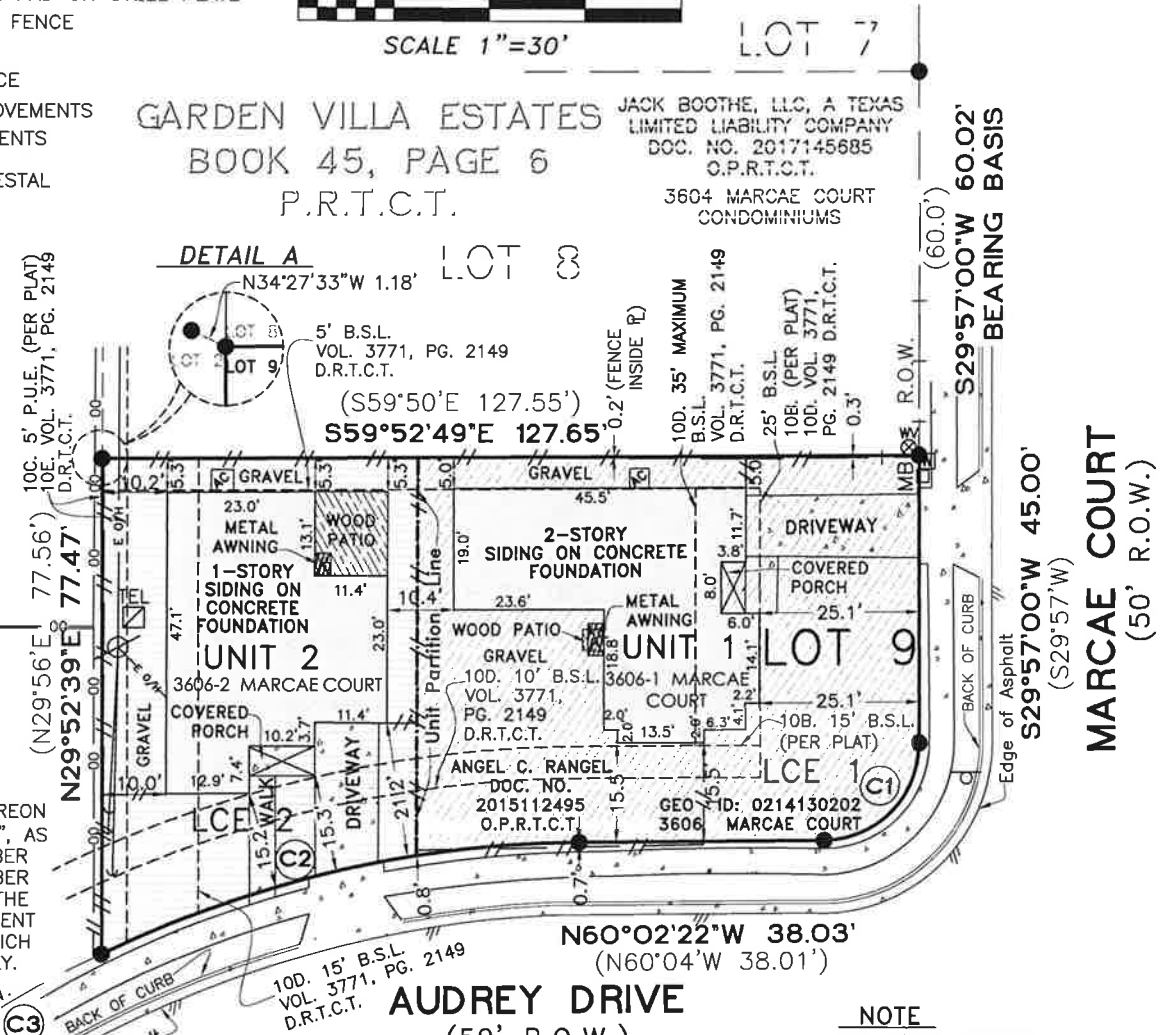


BOUNDARY SURVEY



- LEGEND**
- △ CALCULATED POINT (NOT ESTABLISHED ON THE GROUND)
 - 1/2" IRON ROD FOUND WITH NO CAP
 - () RECORD INFORMATION
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING LINE
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS (PER PLAT)
 - D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - OVERHEAD ELECTRIC/TELEPHONE LINE
 - |— POWER POLE WITH GUY WIRE AND ANCHOR
 - AC— AIR CONDITIONER PAD ON STEEL PLATE
 - |— WOOD AND IRON FENCE
 - //— WOOD FENCE
 - 00— CHAIN LINK FENCE
 - ▬ CONCRETE IMPROVEMENTS
 - ▨ WOOD IMPROVEMENTS
 - TEL TELEPHONE PEDESTAL
 - W WATER METER
 - ⊗ WATER VALVE
 - MB MAILBOX
 - |— BREAK ON LINE (NOT TO SCALE)
 - |— STREET SIGN
 - |— PROPERTY LINE
 - ▨ LCE 1
 - ▨ LCE 2
 - ▨ LCE

- AIR CONDITIONER PAD ON STEEL PLATE
- |— WOOD AND IRON FENCE
- //— WOOD FENCE
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GARDEN VILLA ESTATES
BOOK 45, PAGE 6
P.R.T.C.T.

JACK BOOTHE, LLC, A TEXAS LIMITED LIABILITY COMPANY
DOC. NO. 2017145685
O.P.R.T.C.T.

3604 MARCAE COURT CONDOMINIUMS

DETAIL A

N34°27'33"W 1.18'
LOT 8
5' B.S.L. VOL. 3771, PG. 2149 D.R.T.C.T.
LOT 9

(S59°50'E 127.55')
S59°52'49"E 127.65'

(60.0')
BEARING BASIS
S29°57'00"W 60.02'

(S29°57'W)
S29°57'00"W 45.00'

MARCAE COURT (50' R.O.W.)

FLOOD PLAIN NOTE
THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN ZONE "X", AS SCALED FROM FIRM MAP NUMBER 48453C0585H, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

BUILDING SETBACK LINES
1. ADDITIONAL BUILDING SETBACK LINES AND EASEMENTS THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
2. ADDITIONAL BUILDING SETBACK LINES THAT MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS AND RESTRICTIVE COVENANTS ARE NOT SHOWN HEREON.

CLIENT: ANGEL RANGEL
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N60°02'22"W 38.03'
(N60°04'W 38.01')

AUDREY DRIVE
(50' R.O.W.)

NOTE
UNIT MEASUREMENTS NOTED ARE OUTSIDE MEASUREMENTS
LOT SQUARE FOOTAGE
LOT 9 = 8,060 SQUARE FEET

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C1	S74°39'41"W (S74°56'W)	21.27' (21.21')	23.64' (23.56')	15.00'
C2	N72°52'57"W (N72°57'W)	76.48' (76.48')	77.13' (77.13')	171.51'
C3	S89°26'31"W (S89°35'W)	27.21' (27.41')	27.24' (27.44')	171.51'
C4	N77°50'58"W (N77°30'W)	80.54' (80.34')	81.82' (81.60')	133.58'

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3606 MARCAE COURT CONDOMINIUMS A CONDOMINIUM PLAT

LOT 9 OF GARDEN VILLA ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 45, PAGE 6, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

- LEGEND**
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 - B.S.L. BUILDING LINE
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS (PER PLAT)
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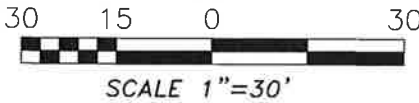
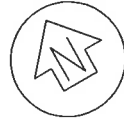
- AC OVERHEAD ELECTRIC/TELEPHONE LINE POWER POLE WITH GUY WIRE AND ANCHOR
- |— WOOD AND IRON FENCE
- //— WOOD FENCE
- — — CHAIN LINK FENCE

- ▭ CONCRETE IMPROVEMENTS
- ▨ WOOD IMPROVEMENTS
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- MB MAILBOX
- BREAK ON LINE (NOT TO SCALE)
- STREET SIGN
- PROPERTY LINE
- ▭ LCE 1
- ▭ LCE 2
- ▭ LCE LIMITED COMMON ELEMENT

FLOOD PLAIN NOTE
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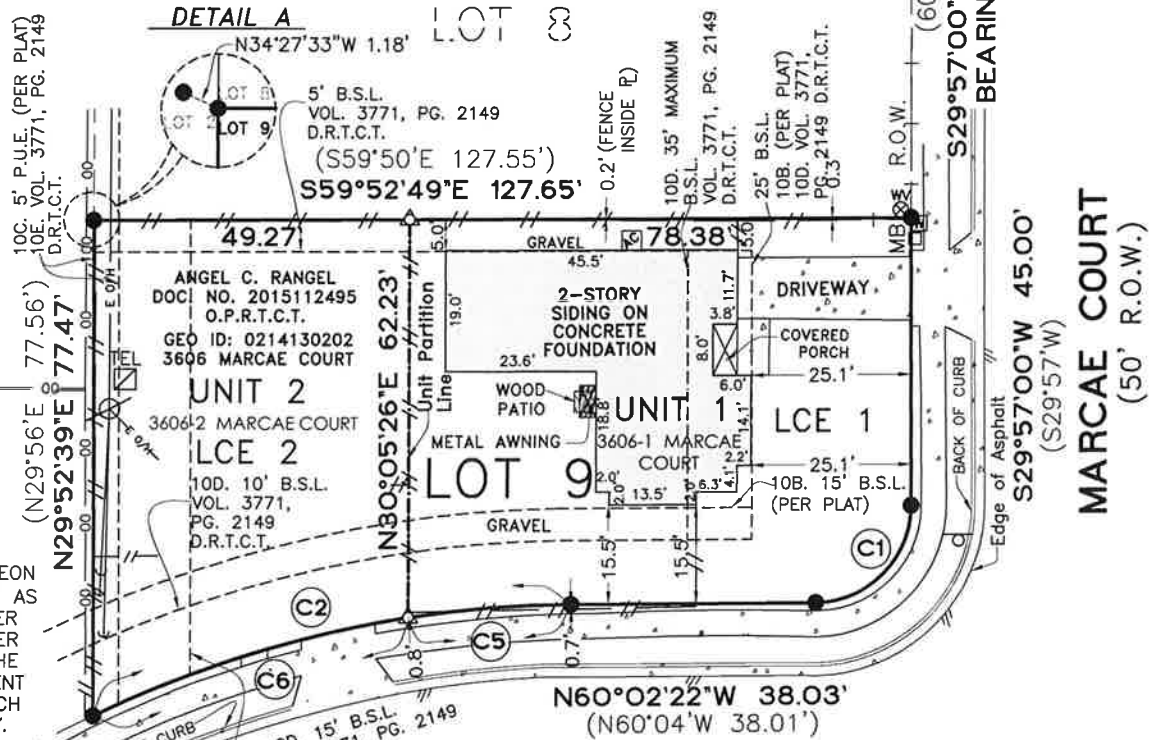
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UNIT 1

GARDEN VILLA ESTATES
BOOK 45, PAGE 6
P.R.T.C.T.

JACK BOOTHE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
DOC. NO. 2017145685
O.P.R.T.C.T.
3604 MARCAE COURT CONDOMINIUMS



AUDREY DRIVE
(50' R.O.W.)

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C1	S74°39'41"W (S74°56'W)	21.27' (21.21')	23.64' (23.56')	15.00'
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C5	N64°16'56"W	25.61'	25.64'	171.51'
C6	N77°09'53"W	51.30'	51.49'	171.51'

NOTE
UNIT MEASUREMENTS NOTED ARE OUTSIDE MEASUREMENTS
LOT SQUARE FOOTAGE
LOT 9 = 8,060 SQUARE FEET

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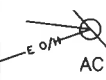
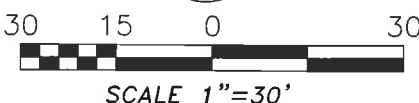
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3606 MARCAE COURT CONDOMINIUMS A CONDOMINIUM PLAT

LOT 9 OF GARDEN VILLA ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 45, PAGE 6, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

UNIT 2

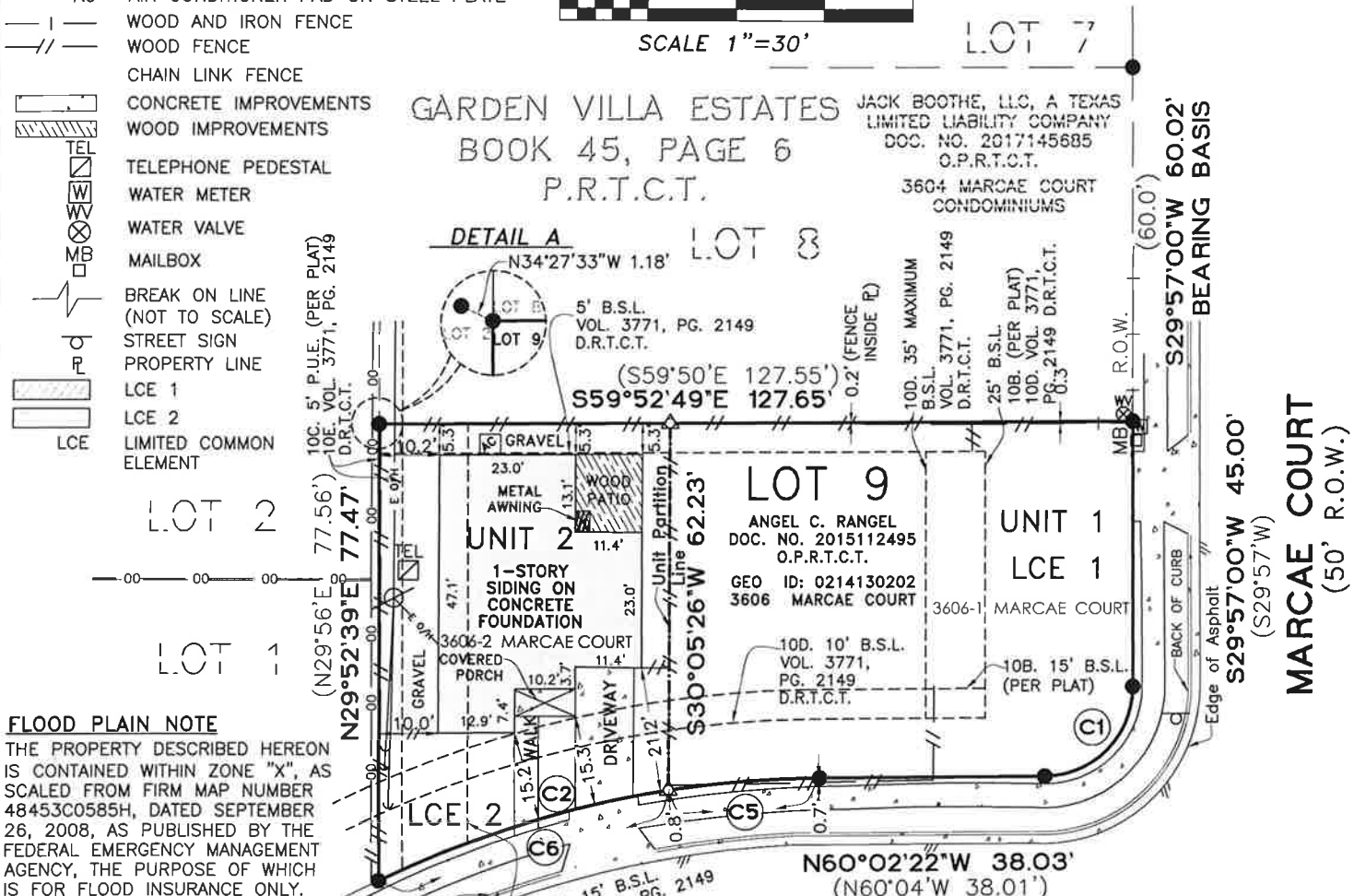
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 - LCE 2 LIMITED COMMON ELEMENT



GARDEN VILLA ESTATES
BOOK 45, PAGE 6
P.R.T.C.T.

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DOC. NO. 2017145685
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3604 MARCAE COURT CONDOMINIUMS

DETAIL A



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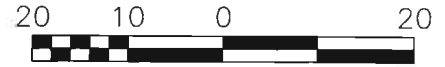
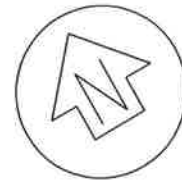


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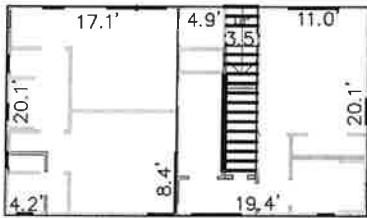
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3606 MARCAE COURT CONDOMINIUMS A CONDOMINIUM PLAT

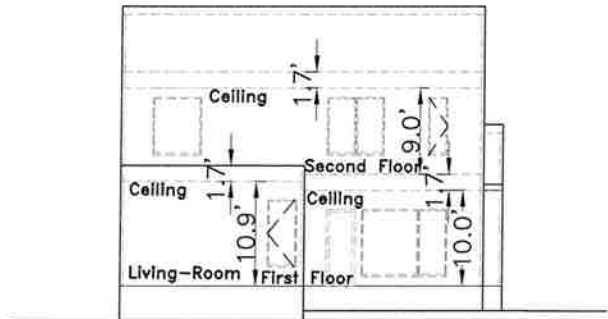
LOT 9 OF GARDEN VILLA ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 45, PAGE 6, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS



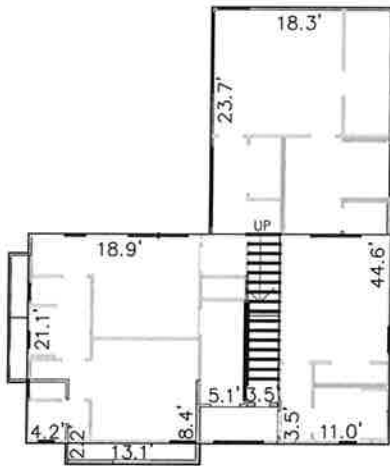
UNIT 1 INSIDE UNIT HORIZONTAL AND VERTICAL DIMENSIONS UNIT 3606-1



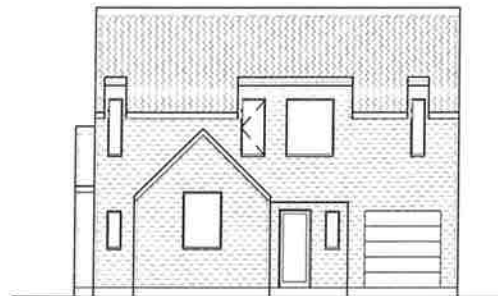
SECOND FLOOR PLAN



INTERIOR SECTION



FIRST FLOOR PLAN



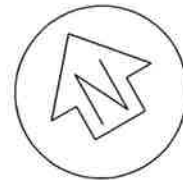
HOUSE - FRONT ELEVATION

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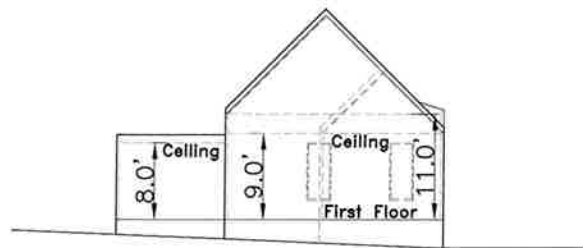
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3606 MARCAE COURT CONDOMINIUMS A CONDOMINIUM PLAT

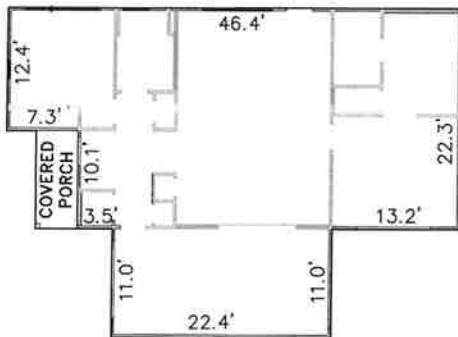
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UNIT 2 INSIDE UNIT HORIZONTAL AND VERTICAL DIMENSIONS UNIT 3606-2



INTERIOR SECTION



FIRST FLOOR PLAN



HOUSE - FRONT ELEVATION

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**3606 MARCAE COURT CONDOMINIUMS
A CONDOMINIUM PLAT
AUSTIN, TEXAS 78722
TRAVIS COUNTY, TEXAS**

**LOT 9 OF GARDEN VILLA ESTATES, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 45, PAGE
6, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS**

GENERAL NOTES

1. THE UNIT NUMBER DESIGNATION CORRESPONDS WITH THE ADDRESS FOR A (GIVEN) UNIT. FOR EXAMPLE, UNIT 3606-1 WILL HAVE AN ADDRESS OF 3606-1 MARCAE COURT.
2. THE CONFIGURATION REPRESENTED IN THE DRAWINGS OF THE FLOOR PLANS AND BUILDING PROFILES ARE BASED UPON ACTUAL ON-SITE OBSERVATIONS OR FIELD MEASUREMENTS.
3. ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS:
 - (I) IN THE DECLARATION OF CONDOMINIUM REGIME FOR 3606 MARCAE COURT CONDOMINIUMS (THE "DECLARATION") OR
 - (II) ON THE PLATS AND PLANS OF THE REGIME.
4. OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.
5. THE PROPERTY IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT IN THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO
 - (I) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS;
 - (II) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT") AND THE DECLARATION INCLUDING THE ADDITION OF REAL PROPERTY THE REGIME, WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS;
 - (III) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY;
 - (IV) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY;
 - (V) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION)

PROPERTY (INCLUDING ANY IMPROVEMENTS)

LOT 9 OF GARDEN VILLA ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 45, PAGE 6, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

COMMITMENT NOTE

ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE AND THOSE RECORDED EASEMENTS FURNISHED BY STEWART TITLE GUARANTY COMPANY ACCORDING TO FILE NO. 01247-44243, EFFECTIVE JULY 024, 2015, ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON.

RESTRICTIVE COVENANTS AND EASEMENTS

1. THE FOLLOWING RESTRICTIVE COVENANTS AND EASEMENT OF RECORD ITEMIZED BELOW, AS RECORDED IN BOOK 45, PAGE 6, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND THOSE RECORDED IN VOLUME 3771, PAGE 2148 AND VOLUME 3860, PAGE 444, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO AFFECT THE SUBJECT LOT.
- 10B. BUILDING LINE 25 FEET WIDE ALONG THE FRONT PROPERTY LINE, AND 15 FEET WIDE ALONG THE SOUTHERLY (STREET SIDE) PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 45, PAGE 6 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO AFFECT THE SUBJECT LOT.
- 10C. PUBLIC UTILITY EASEMENT 5 FEET WIDE ALONG THE REAR OF ALL LOTS, AS ENDORSED ON PLAT RECORDED IN VOLUME 45, PAGE 6 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DOES AFFECT THE SUBJECT LOT.
- 10D. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 3771, PAGE 2148, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO AFFECT THE SUBJECT LOT.
- 10E. DRAINAGE AND PUBLIC UTILITY EASEMENT 5 FEET WIDE ACROSS THE REAR OF THE LOT, RECORDED IN VOLUME 3771, PAGE 2148 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO AFFECT THE SUBJECT LOT.

CLIENT: ANGEL RANGEL
DATE: FEBRUARY 7, 2018
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