

HUDSON BEND ROAD
(50' R.O.W.)

LOT 18

LOT 19

LOT 20

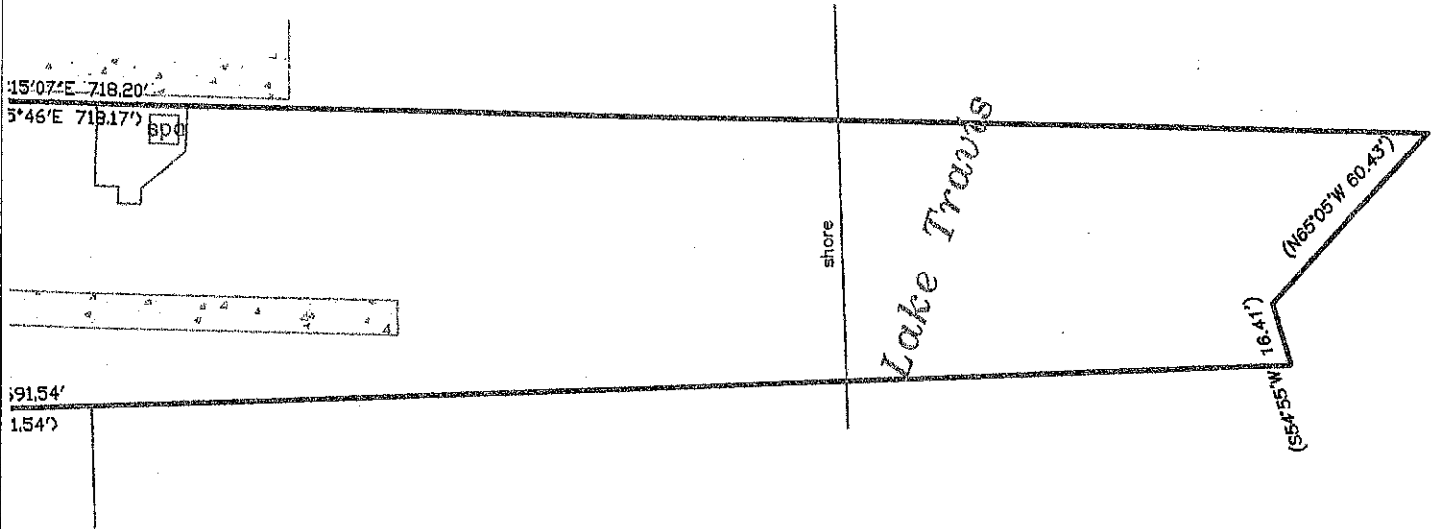
Subject to restrictive covenants recorded in Book 8, Page 112, Plat Records; Volume 11093, Page 635, Volume 11880, Page 265, Volume 12728, Page 609, Real Property Records, Travis County, Texas.

Subject to easements granted to Lower Colorado River Authority for flood control; to City of Austin and Southwestern Bell Telephone Co. for installation of utility poles and equipment as recorded in Book 8, Page 112, Plat Records, Travis County, Texas.

Subject to perpetual inundation easements as recorded in Volume 584, Page 441, Volume 682, Page 444, Deed Records, Travis County, Texas.

Subject to blanket type electric transmission easement as recorded in Volume 687, Page 55, Deed Records, Travis County, Texas.

Subject to rights of Lower Colorado River Authority to overflow, inundate and submerge all land lying below foot contour.



LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- x-x-x-x BARB WIRE FENCE
- o-o-o-o CHAIN LINK FENCE
- WOOD FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- ⊕ POWER POLE
- O.H. OVERHEAD UTILITIES
- W/M WATER METER
- G/M GAS METER
- A/C AIR CONDITIONER
- P/P POOL PUMP
- P/T PROPANE TANK
- P/R PHONE RISER
- E/B ELECTRIC BOX
- C/B CABLE BOX
- BRICK WALL
- STONE WALL
- STONE PILLAR



RIVER CITY SURVEYING

REFERENCE#	04-175	REFERENCE NAME	
STREET ADDRESS	6111 HUDSON BEND ROAD		
LOT	19	BLOCK	1
		SUBDIVISION	
SECTION		PHASE	
		BOOK	
COUNTY	TRAVIS	STATE OF TEXAS	CITY

S KOESTER/IRINA KOESTER
HUDSON BEND COLONY NO. 2
PAGE 112 PLAT RECORDS

FIELD WORK	HGP/LP	04/26/04
DRAFTING	SL	04/27/04
FINAL CHECK		
CORRECTIONS		
UP DATE		

TO THE LIENHOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO HANS KOESTER/IRINA KOESTER

I do hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no boundary line conflicts, encroachments, overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

This property does/does not lie within the 100 year floodplain, and has zone X & AE rating as shown the flood insurance rate maps F.I. MAP No. 48453C Panel 02B5E Dated 06/16/04

This certification is for insurance only and is not a guarantee that the property will or will not flood.

DATE: 04/02/04
TITLE CO.: CHICAGO TITLE
C.F. #002402228
SCALE 1"=50'
CASE NO. 15171 834-6099 Fax (512) 836-2349 2209 W. Farner Lane Austin, TX. 78727