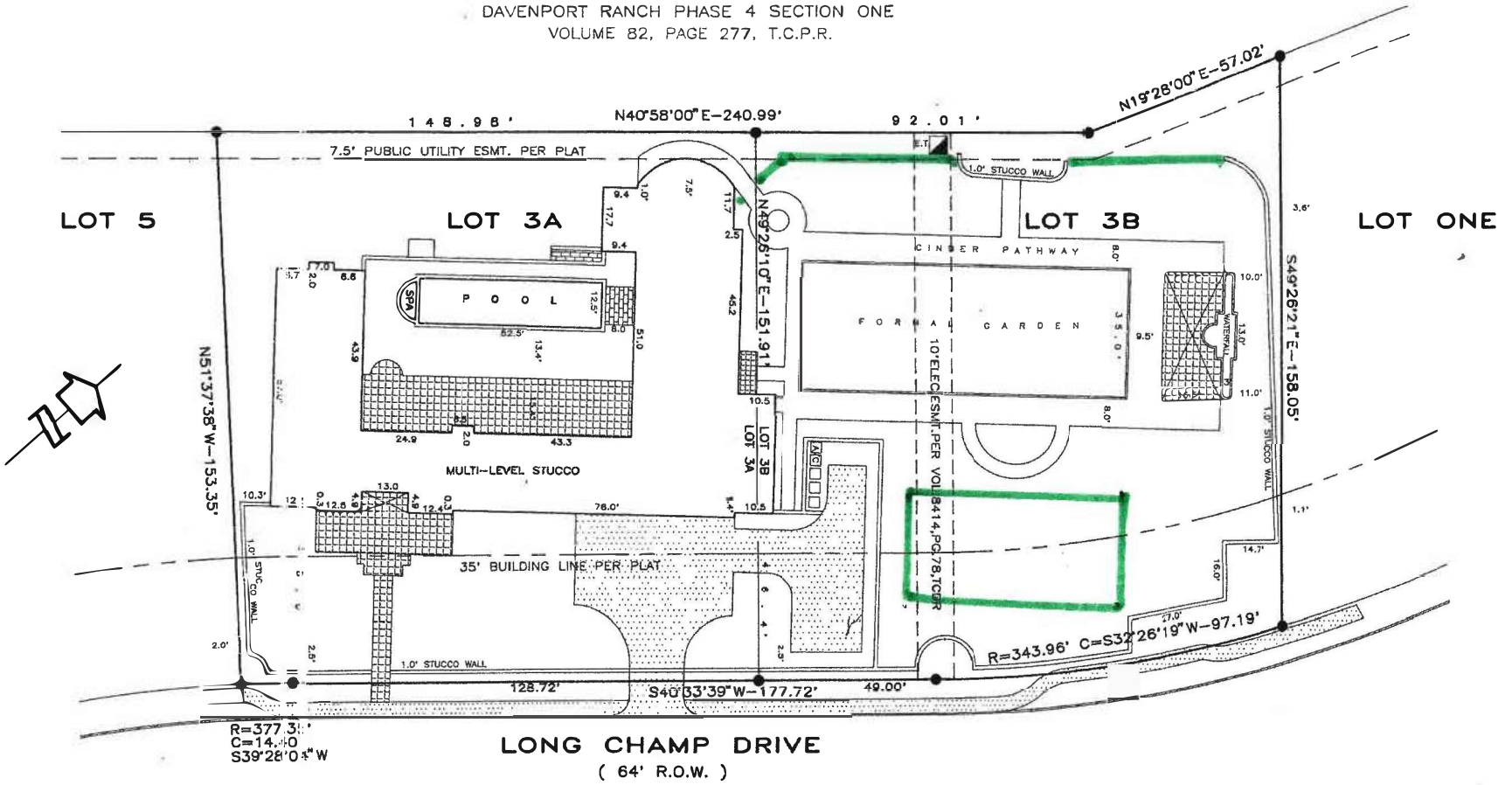
DAVENPORT RANCH PHASE 4 SECTION ONE
VOLUME 82, PAGE 277, T.C.P.R.



FENCE & ENCLOSED* GARDEN

* APPROX. DIMENSIONS & LOCATION

*NOTE:
(1) Blanket Cable TV Easement as recorded in Vol. 8949, Pg. 298, TCRPR.
(2) Easement recorded in Vol. 9792, Pg. 494 has been RELEASED in Vol. 12446, Pg. 381, TCRPR.
(3) Easement recorded in Vol. 915, Pg. 464; Vol. 7871, Pg. 32; Vol. 7871, Pg. 34, TCDR, DOES NOT affect subject tract.
(4) Lot is subject to Restrictive Covenants, including General Easement Rights and Building Setback Requirements, as recorded in Vol. 83, Pg. 137A; Vol. 86, Pg. 194D, TCPR, and in Vol. 8453, Pg. 587; Vol. 7570, Pg. 187; Vol. 7892, Pg. 1; Vol. 7898, Pg. 776; Vol. 7903, Pg. 76; Vol. 7908, Pg. 906; Vol. 7917, Pg. 582; Vol. 8474, Pg. 76; Vol. 8578, Pg. 785, TCDR, and in Vol. 11370, Pg. 726, TCRPR.
(4) General Ingress/Egress Easement for utilities and a 10' wide Aerial Electric Easement adjacent to all plat easements, both as described in Vol. 7570, Pg. 187, TCDR.
(5) Subject Property DOES NOT lie within a Special Hazard Zone of the 100-Year Flood according to recorded plat note, nor does Subject Property lie within the limits of a special flood hazard zone, as determined from F.E.M.A. Flood Insurance Rate Map, Community No. 481026, as shown on Consolidated Map 48453C0200-E, dated June 16, 1993 (Zone "X").

6.11.21

FND.IR=FOUND IRON ROD IP=IRON PIPE CM=CONCRETE MONUMENT "X"=SCRIBED MARK (*****)= ALL BEARING/DISTANCE 3000/0000=VOLUME/PAGE R.O.W.=RIGHT-OF-WAY
A=ARC R=RADIUS C=CHORD D=DELTA N.S.E.W=NORTH, SOUTH, EAST, WEST P.U.E.=PUBLIC UTILITY EASEMENT D.E.=DRAINAGE S.U.E.=SURFACE DE B.L.=BUILDING LINE
T.C.D.R.=TRAVIS COUNTY DEED RECORDS N.P.=PLAT RECORDS R.P.R.=REAL PROPERTY RECORDS OF TRAVIS COUNTY HOLE D=DIRECTION M=METER & V=VALVE FNC=FENCE F=FENCE

LEGAL DESCRIPTION: Lots 3A and 3B, AMENDED PLAT DAVENPORT RANCH PHASE 3 SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Page 194D, Travis County Plat Records.

PURCHASER: ALBANESE — TITLE CO.: CHICAGO
ADDRESS: 4400 LONG CHAMP DRIVE — G. F. NO.: 2000120

TO: CHICAGO TITLE INSURANCE COMPANY AND LIENHOLDERS
I hereby certify that this plat represents a correct survey made upon the ground under my supervision on February 15, 2000, and that there are no encroachments upon subject property, except as shown hereon, and that all improvements and all visible and apparent easements are shown hereon, and that subject property has access to and from a dedicated roadway and that said survey conforms to current Texas Board of Land Surveying Standards.
Robert M. Sherrod, R.P.L.S., State of Texas No. 2519

NOTE

G·E·O
A GEOGRAPHICAL LAND SERVICES CO.
4412 SPICEWOOD SPRINGS ROAD
SPICEWOOD BUSINESS CENTER
SUITE 1002
AUSTIN, TEXAS 78759
(512) 343-9GEO

DATE	FIELD	CHK'D.
2-16-00	HA	TMS
SCALE 1" = 20'	JOB NO. 009070	