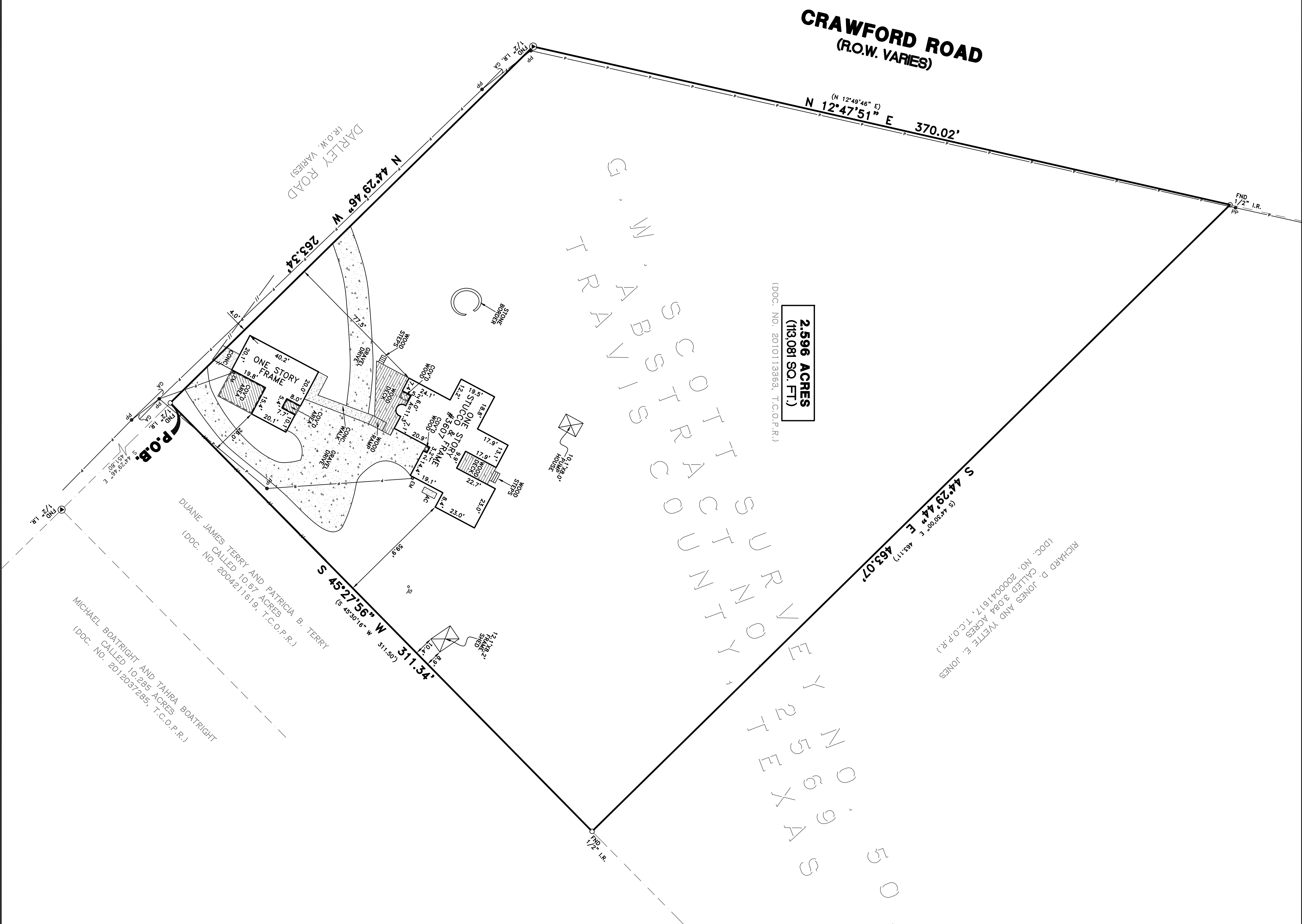
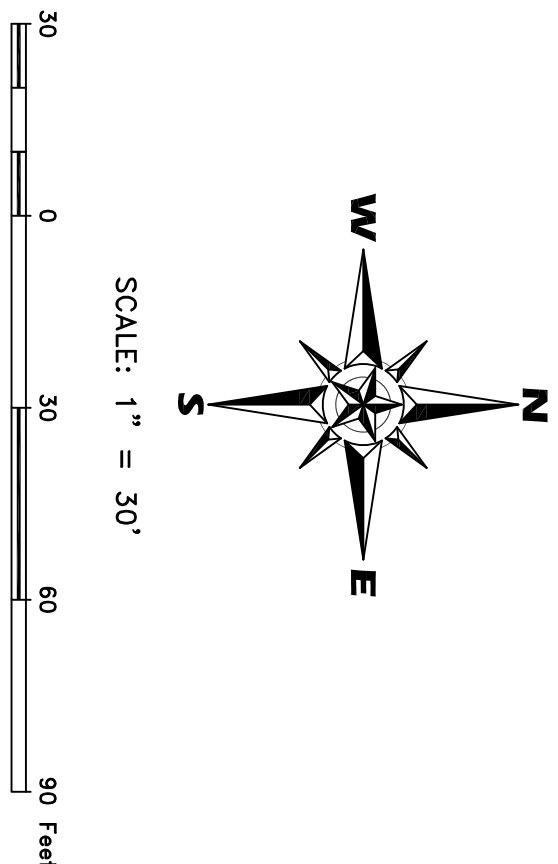




REVISIONS	
DATE	REASON
-	-

LEGEND

	SEPTIC LID
	ELECTRIC METER
	GUY ANCHOR
	POWER POLE
	OVERHEAD POWER LINE
	WOOD FENCE
	RECORD INFORMATION
	CONTROL MONUMENT

**SURVEY OF
2.596 ACRES (113,081 SQ.FT.)
CALLED 2.60 ACRES OUT OF THE
G.W. SCOTT SURVEY NO. 50,
ABSTRACT NO. 2569
DOCUMENT NO. 2010113363, T.C.O.P.R.
TRAVIS COUNTY, TEXAS**

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.956 ACRES (113,081 SQ. FT.) OUT OF THE G.W. SCOTT SURVEY NO. 50, ABSTRACT NO. 2569, LOCATED IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO DABRY R. HANSEN, ET AL BY DEED RECORDED IN DOCUMENT NO. 2010113353, T.C.O.P.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON SAID DEED RECORDED IN DOCUMENT NO. 2010113353, T.C.O.P.R.::

BEGINNING AT A FOUND ½" IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF DARLEY ROAD (R.O.W. VARIES) FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.67 ACRE TRACT CONVEYED TO DUANE JAMES TERRY AND PATRICIA B. TERRY BY DEED RECORDED IN DOCUMENT NO. 2004211619, T.C.O.P.R., AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THE HEREN DESCRIBED TRACT, A DISTANCE OF 263.34' TO A FOUND ½" IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID DARLEY ROAD AND THE SOUTH LINE OF THE HEREN DESCRIBED TRACT, A DISTANCE OF 263.34' TO A FOUND ½" IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID DARLEY ROAD AND THE EAST RIGHT-OF-WAY LINE OF CRAWFORD ROAD (R.O.W. VARIES) FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 12°47'51" EAST (RECORD: NORTH 12°49'46" EAST) WITH THE EAST RIGHT-OF-WAY LINE OF SAID
CAMBRIDGE ROAD AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 37.020' TO A FOUND 1/2
IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF SAID CAMBRIDGE ROAD, FOR THE SOUTHWEST CORNER OF THAT
CORRIAL CALLED 3.084 ACRE TRACT CONVEYED TO RICHARD D. JONES AND YVETTE E. JONES BY DEED RECORDED IN
DOCUMENT NO. 2000041617, T.C.O.P.R., AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 44°2'44" EAST (RECORD: SOUTH 44°30'00" EAST) WITH THE COMMON LINE OF SAID "JONES TRACT" A DISTANCE OF 463.07' (RECORD: 463.11') TO A FOUND 1/2" IRON ROD IN THE WEST LINE OF SAID "TERRY TRACT" FOR THE SOUTHEAST CORNER OF SAID "JONES TRACT" AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THESE SOUTH 45°21'56" WEST (RECORD: SOUTH 45°30'16" WEST) WITH THE COMMON LINE OF SAID TERRY TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 311.34' (RECORD: 311.50') TO THE PLACE OF BEGINNING AND CONTAINING 2.596 ACRES (113,081 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON FEBRUARY 18, 2015.

GENERAL NOTES

1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 1429552-LAK OF INDEPENDENCE TITLE COMPANY, EFFECTIVE DATE OF FEBRUARY 06, 2015 SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.

2) ALL BEARINGS ARE BASED ON THAT CERTAIN WARRANTY DEED RECORDED IN DOCUMENT NO. 2010113363, T.C.O.P.R.

3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.

4) THE SUBJECT PROPERTY IS LOCATED IN ZONE A10UNSHADED. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481026 0365 H, REVISED SEPTEMBER 26, 2008, ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

5) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 3835, PG. 2159, T.C.D.R.

6) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ZONING ORDINANCES

7) CONCRETE (FRONT OF ONE STORY FRAME) EXTENDS ACROSS PROPERTY LINE AS SHOWN

1. MICHAEL TURNER DO HERREY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON. 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.

MICHAEL TURNER

2/20/15
DATE

PURCHASER: PURPLE DOOR, INC.
ADDRESS: 3607 CRAWFORD ROAD

FILED BY: CW 02/18/15
DRAWN BY: MDL 02/19/15
CHECKED BY: MT 02/20/15

JOB NO. 30440
SHEET 1 OF 1

Windrose
Services



Land
Austin

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SUITE 300
AUSTIN, TEXAS 78744

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