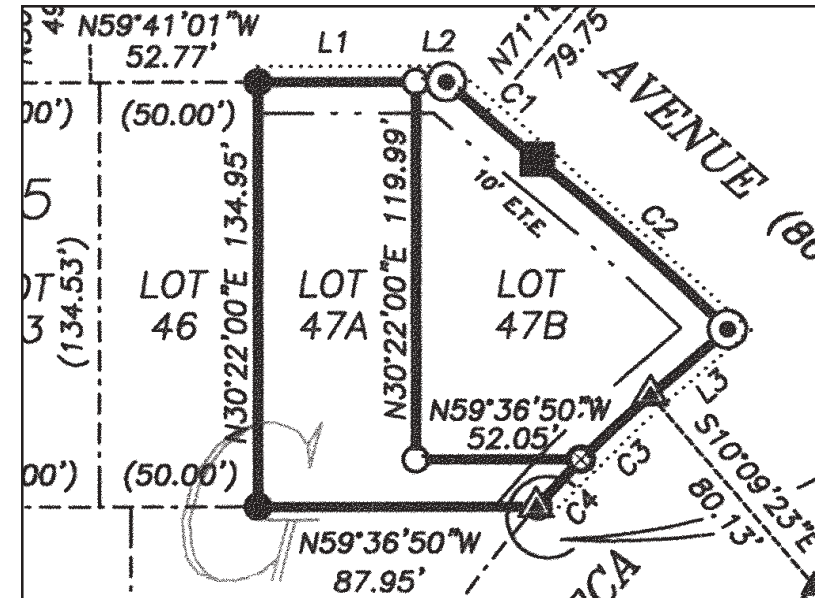


1501 Madison Ave			
Multiple Listing A:	5139757	Status A:	Available
Multiple Listing B:	6620448	Status B:	Available
Property Type:	Single-Family Lot	Lot Faces:	Northeast
Sales Price:	\$190,000 Lot A \$140,000 Lot B	Builder Restricted:	No. Choose Your Own Builder
Travis County ID:	02340701190000		
Public Schools:	Brentwood Elementary, Lamar Middle, McCallum High		
Property Features			
2006 Taxes Rate:	2.5254	Utilities:	Electric, Water, Phone, TV, Internet
Trees:	Large	Zoned:	SF-3
HOA Dues:	None	Acres:	0.17
Comments:	Great location in Central Austin. Flat and easy to build on. Both lots together may be purchased for \$320,000.		
Property Location			
Area:	2	Schools:	Austin ISD
Address:	1501 Madison Ave		
City:	Austin	County:	Travis
Zip Code:	78757	Neighborhood:	Crestview
Legal:	Lot 47A Blk G Crestview Addn Sec 5 Lot 47B Blk G Crestview Addn Sec 5		
Austin Metro Bus:	1 block away	Mapsco Map:	525 Q
Driving Directions:	Located on the southwest corner of Madison Ave and Woodrow Ave.		

1501 Madison Ave

CRESTVIEW

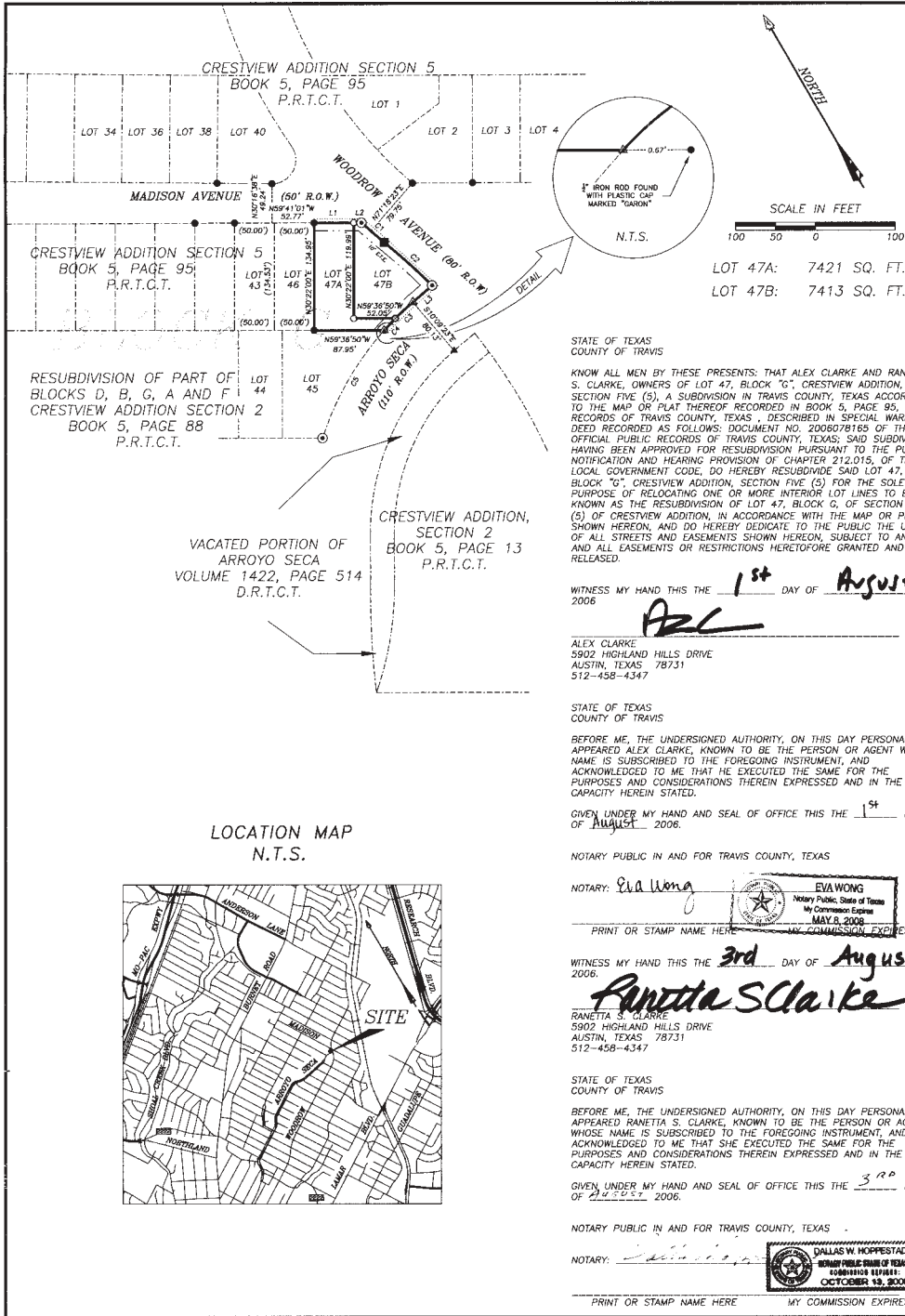


Marketed By
Patrick Huddleston
Realtor®



The information contained herein is furnished by the owner to the best of his knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale or withdraw without notice. In accordance with the law, this property is offered without regard to race, creed, national origin or sex.

109 W. Spring Drive, Austin, Texas 78746 • Office: (512) 413-7174 • Fax: (512) 329-9117
Home: (512) 329-9116 • Mobile: (512) 413-7174 • E-Mail: pathuddleston@yahoo.com
Web Page: www.vcproperties.com



LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- 8-PENNY NAIL FOUND IN CONCRETE
- 3/4" IRON PIPE FOUND
- ▲ CALCULATED POINT
- DRILL HOLE SET IN CONCRETE
- P.K. NAIL SET IN CONCRETE
- 1/2" IRON REBAR W/PLASTIC CAP SET

P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
() PLAT RECORD DATA
--- PROPOSED SIDEWALK
--- SUBMITTAL DATE
E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S50°39'36"E	30.00'
L2	S59°39'36"E	9.58'
L3	S79°38'09"W	32.16'

CURVE TABLE

NUMBER	Radius	Length	Delta Angle	Chord Bearing	Chord Length	TANGENT
C1	631.14'	37.92'	03°26'32"	S18°58'30"E	37.91'	18.96'
(C1)	(631.14')	(38.01')				
C2	721.63'	80.68'	06°24'22"	S17°37'19"E	80.64'	40.38'
(C2)	(721.63')	(80.50')				
C3	380.87'	29.87'	04°29'34"	S77°23'22"W	29.86'	14.94'
(C3)	(380.87')					
C4	380.87'	20.58'	03°05'47"	S73°35'42"W	20.58'	10.29'
(C4)	(380.87')					
C5	380.87'	156.46'	23°32'15"	S60°16'41"W	155.37'	79.35'
(C5)	(380.87')					

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL 48453C0160 E, DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS AN INCORPORATED AREAS.

I, ALEX G. CLARKE, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ALEX G. CLARKE PE NO. 65100 DATE 7/31/06
LONGARO AND CLARKE
1101 S. CAPITOL OF TEXAS HIGHWAY
BUILDING C, SUITE 100
AUSTIN, TEXAS 78746
(512)-306-0228

I, JOSEPH BEAVERS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, APRIL 2006.

JOSEPH BEAVERS DATE 31 JULY 06
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4938
LANDESIGN SERVICES, INC.
117 WEST 4TH STREET
TAYLOR, TEXAS 76774
(PHONE) 512-352-8055 (FAX) 512-352-8807

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF August 2006, A.D. AT 11:00 O'CLOCK A.M. AND DULY RECORDED ON THE 1st DAY OF August 2006, A.D. AT 11:00 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____ 2006, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 2006, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS _____ DAY OF _____ 2006, A.D.

CHAIRPERSON _____

SECRETARY _____

APPROVED FOR ACCEPTANCE:
THIS THE _____ DAY OF _____ 2006, A.D.

VICTORIA HUI, P.E., DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT
CITY OF AUSTIN

RESUBDIVISION OF LOT 47, BLOCK G, OF SECTION FIVE (5) OF CRESTVIEW ADDITION, A SUBDIVISION OF RECORD IN TRAVIS COUNTY, TEXAS, BOOK 5, PAGE 95, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LANDESIGN SERVICES, INC.
312-352-8055
117 W. 4TH STREET
TAYLOR, TEXAS 76774

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
ALEX G. CLARKE
65100

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
JOSEPH BEAVERS
4938

STATE OF TEXAS
COUNTY CLERK
DANA DEBEAUVOR

PLAT NAME: 08000102.dwg
DATE: 07/31/2006
DRAWING FILE PATH: U:\01 MADISON\DWG\08000102.dwg
FIELD NOTE FILE PATH: N/A
PL-08-08 TECH-MP PARTY-CSP-AQ
CREATED BY: JBL

DRAWING NAME
08000102.dwg

SHEET
1 of 1

CASE# C8-06-0123.0A