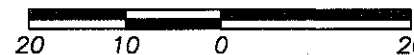


MADISON AVENUE
(50' R.O.W.)

SCALE IN FEET



LINE TABLE

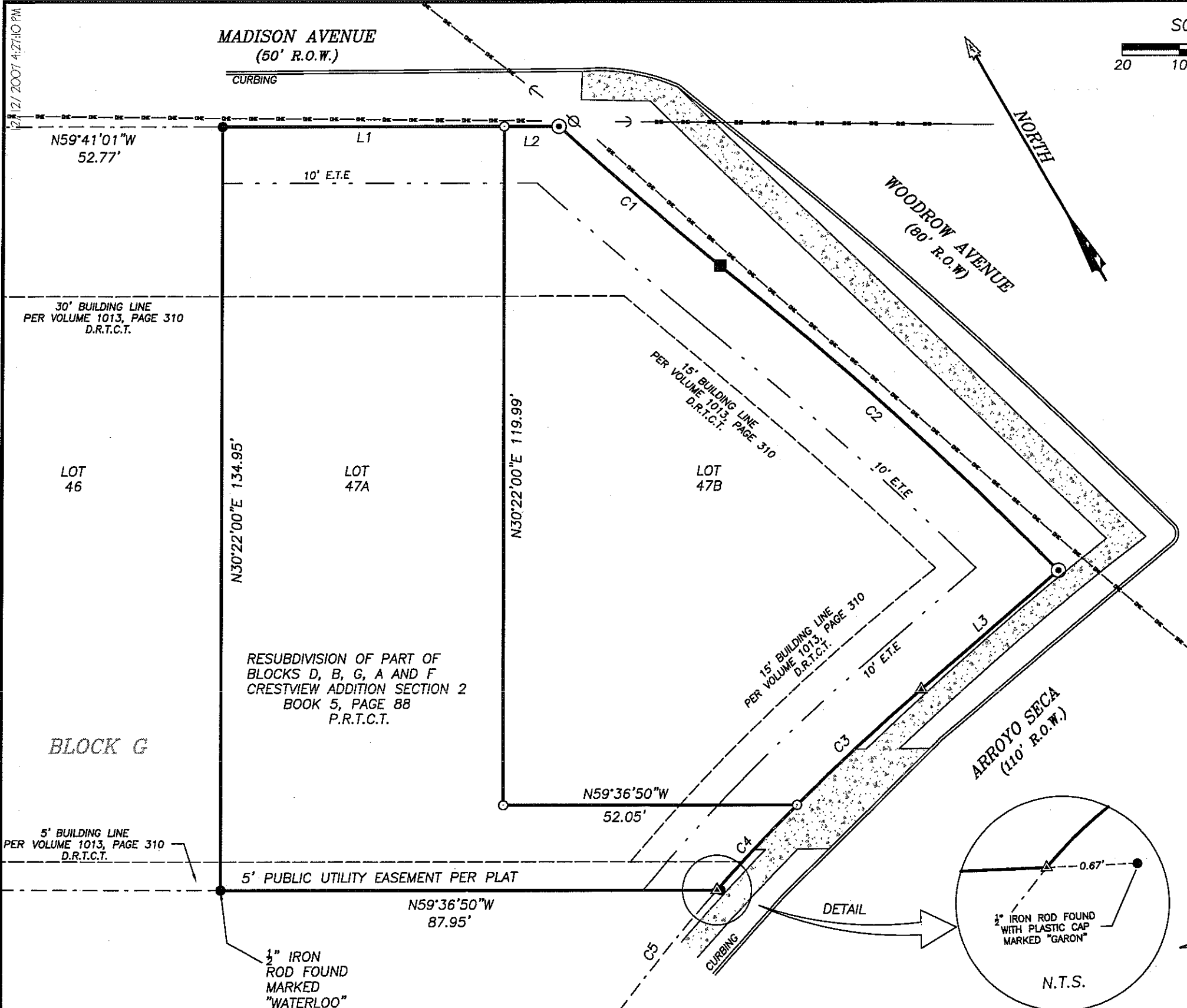
LINE NO.	BEARING	DISTANCE
L1	S59°39'36"E	50.00'
L2	S59°39'36"E	9.58'
L3	S79°38'09"W	32.16'

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'
C2	721.63'	80.68'	06°24'22"	S17°37'19"E	80.64'	40.38'
C3	380.87'	29.87'	04°29'34"	S77°23'22"W	29.86'	14.94'
C4	380.87'	20.58'	03°05'47"	S73°35'42"W	20.58'	10.29'
C5	380.87'	156.46'	23°32'15"	S60°16'41"W	155.37'	79.35'

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
- PROPOSED SIDEWALK
- SUBMITTAL DATE
- E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT



THIS TRACT IS SUBJECT TO RESTRICTIVE CONENANTS VOL.1013 ,PG.310, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND PLAT RECORDED IN DOC NO. 200600292. OF THE O.P.R.T.C.T. VOL.5, PAGE 95, PLAT RECORDS, TRAVIS COUNTY, TEXAS

BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS. (PLAT)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

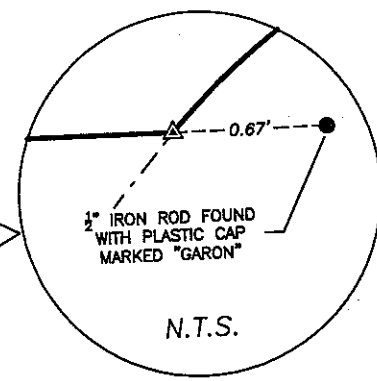
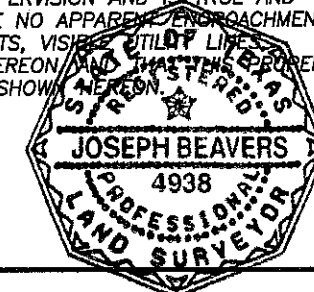
THIS PROPERTY IS WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO MAP NO. 48453CO160E , EFFECTIVE JUNE 16, 1993, ISSUED BY FEMA FOR TRAVIS COUNTY, TEXAS

BEARING BASIS: WEST LINE OF LOT 47A.

THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE G.F. NO. 0717952-ARB, EFFECTIVE NOVEMBER 6, 2007 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. NO ADDITIONAL RESEARCH WAS DONE BY LANDESIGN SERVICES FOR THE PURPOSE OF THIS SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE PROPERTY SHOWN HEREON DURING SEPTEMBER 2007 UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND THAT THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, VISIBLE UTILITY LINES, SHORTAGES IN AREA, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. AND THATS THE PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY OR ACCESS EASEMENT AS SHOWN HEREON.

Joseph Beavers
 JOSEPH BEAVERS DATE 12 Dec 07
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 4938



JOB NUMBER: 080-06-001		
DRAWING NAME: 08000105.dwg		
PROJECT NAME: 1501 MADISON		
DATE: 12/12/07	SCALE: 1" = 20'	
DRAWING FILE PATH: L:\1501 MADISON\DWGS\08000105.dwg		
FIELDNOTE FILE PATH: N/A		
RPLS: JB	TECH: JA	PARTYCHIEF: AG
SHEET 1 of 1 FIELDBOOKS: 96/36		

TITLE SURVEY OF LOTS 47A AND 47B, RESUBDIVISION OF LOT 47, BLOCK G, OF SECTION FIVE (5) OF CRESTVIEW ADDITION, OF RECORD IN DOC # 200600292 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



LANDESIGN SERVICES, INC.
 512-238-7901
 555 ROUND ROCK WEST DR.
 BUILDING D, SUITE 170
 ROUND ROCK, TEXAS 78681