

SCALE
 1" = 30'

BALCONES PARK ADDITION
 SECTION SIX

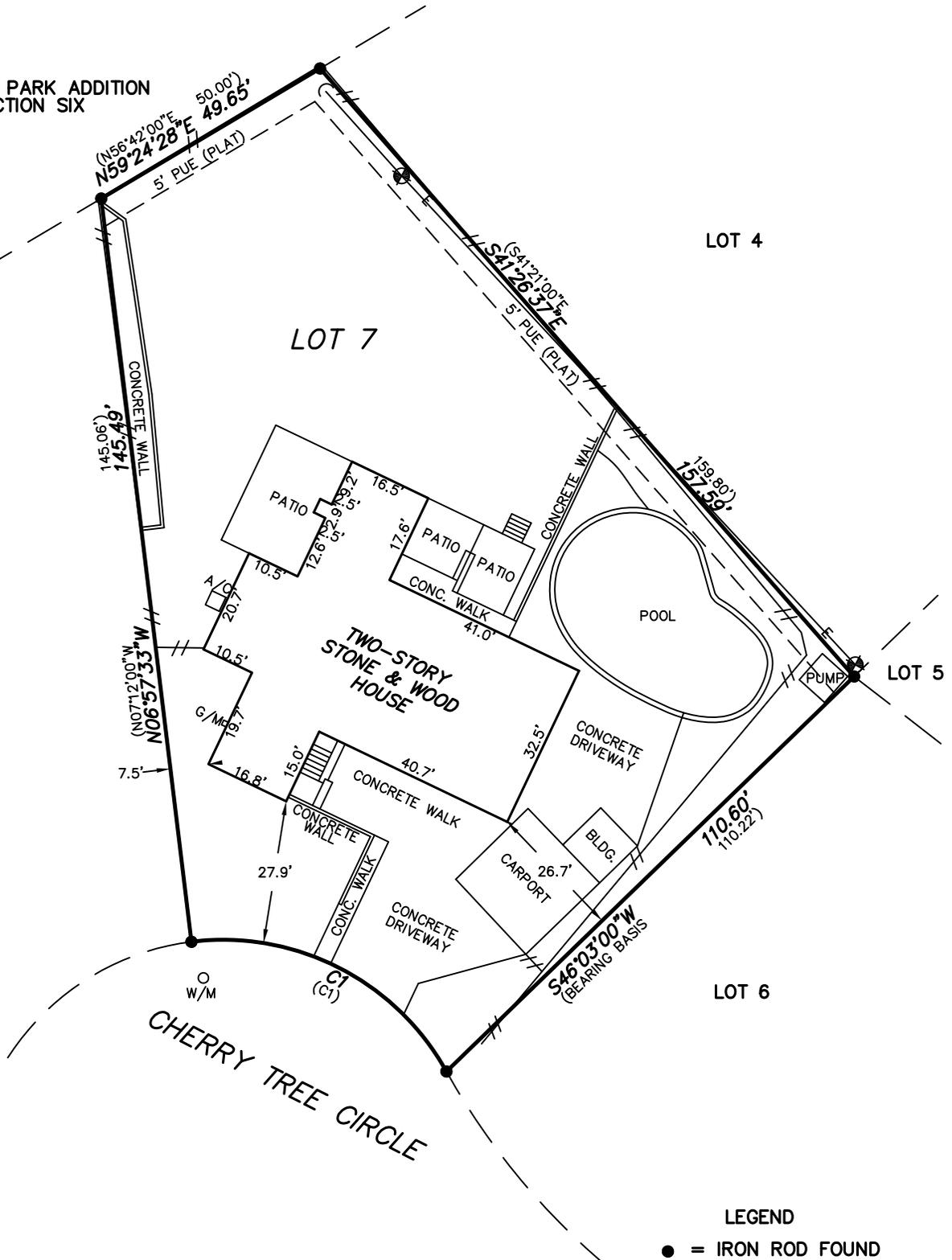
LOT 8

LOT 7

LOT 4

LOT 5

LOT 6



LEGEND

- = IRON ROD FOUND
- () = RECORD PER PLAT
- — = WOOD FENCE
- * — = WIRE FENCE
- ○ — = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⊙ = POWER POLE
- ○ — = GUY WIRE ANCHOR

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	59.21	50.00	55.81	N63°08'55"W
(C1)	59.29	50.00	55.88	N63°12'00"E

RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 1565, PAGE 163, DEED RECORDS, TRAVIS COUNTY, TEXAS. (DOES AFFECT THIS TRACT)

ADDRESS: 3302 CHERRY TREE CIRCLE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 7, BLOCK P, BALCONES PARK ADDITION, SECTION SIX, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7, PAGE 77, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION

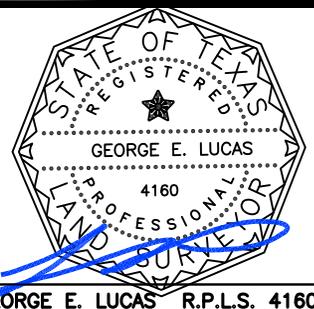
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: 3302 CHERRY TREE, LLC
TITLE CO: CAPITAL TITLE COMPANY
G.F.#: 18-371975-CP EFF: JULY 6, 2018

LENDER: N/A

PLAN No.: 2018-0584

SURVEY DATE: AUGUST 12, 2018



GEORGE E. LUCAS R.P.L.S. 4160