


GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.



(IN FEET)
1 inch = 100 ft

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10.00 AC.

MAJID HEMMASI
3.653 ACRES
(2015079060)

GREGG CREEK RANCH LTD.
(2008195278)

GREGG CREEK RANCH LTD.
(2008195278)

CONC. DRAIN
STRUC.(S)

50' PUBLIC ROAD

WOOD SIGN

F. M. 1431

1078.04

168.98

N37°57'14"W

N22°33'51"W

352.95

S72°26'47"W

187.74

S68°13'47"W

303.16

P.O.B.

S16°28'25"E

471.31

S69°59'11"W

381.79

N06°46'14"W

473.71

S66°34'07"W

247.45

S66°03'41"W

22.48

S25°32'15"E

593.87

N64°27'45"E

1078.04

WOOD SIGN

- (1) BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)
- (2) RESURFACE COVENANTS RECORDED IN VOLUME 13096, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.
- (3) SUBJECT TO PLANNED TYPE ELECTRIC LINES EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 821, PAGE 437, DEED RECORDS, COUNTY, TEXAS.
- (4) INGRESS AND EGRESS RECORDED IN VOLUME 6040, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.
- (5) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 6369, PAGE 1008, DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.
- (6) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 6369, PAGE 1008, DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.
- (7) ROADWAY EASEMENT RECORDED IN VOLUME 7437, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.
- (8) ROADWAY EASEMENT RECORDED IN VOLUME 7437, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.
- (9) TELECOMMUNICATIONS FACILITIES EASEMENT TO THE WESTERN BELL TELEPHONE CO., TEXAS LIMITED PARTNERSHIP, D/B/A SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN DOCUMENT NO. 2004220298, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.

exclusively.

—YK. FLOODPLAIN

[illegible]

being provided
ted, express
ith this



○	1/2"	IRON PIN FOUND
○	1/2"	IRON PIN SET
△		ΔVAL. FOUND
○		○LIGHT POLE
○		○POWER POLE
○		○GUY WIRE
○		○PIPE HYDRANT
○		○WATER METER
○		○WATER VALVE
○		○PVC RISER
○		○GAS METER
○		○GAS METER MONIT.
□		□CONCRETE MONUMENT
□		□SANITARY SEWER MANHOLE
⚡		⚡GUY UTILITY WARNING SIGN
⚡		⚡CONC. PAD WITH ELEC.
—		—IRON FENCE
—		—CHAIN LINK FENCE
—		—WIRE FENCE
—		—OVERHEAD ELECTRIC LINE
—		—RECORD INFORMATION

33448 HIGHWAY 290 EAST
AUSTIN, TEXAS 78723
(512) 244-3395
FAX (512) 244-9508

10.00 AC.
ON F.M. 1431

*UPDATED: OCTOBER 26, 2017

DATE: *DEC. 30, 2013 JOB NO. 13_308

SCALE: 1" = 100'

DWG. NO. 13_308