



SCALE 1" = 20'

Legend

- ◊ 1/2" Iron Rod Found with plastic cap
- ⊙ Imprinted with "BCG"
- ⊙ Calculated Point
- Wrought Iron Fence with Rock Columns (Record Bearing and Distance)

MADRONE TREE LANE (60')

Private Street P.U.E. and Drainage Easement per plat

concrete

concrete

curb

N74°52'45"E C=152.31'  
N74°49'45"E C=152.16'  
A=154.25' R=270.00'

(S88°44'14"E 31.77')  
S88°44'14"E 31.77'

(S75°00'22"E C=128.18')  
S74°59'47"E C=128.10'  
A=129.33' R=270.00'

sanitary sewer manhole  
electric meter

sanitary sewer manhole  
concrete address sign

grinder  
gas meter  
clean-outs

water meters

Sight Line Easement per plat

20' Building Line per Plat Doc. No. 2021078805

30' Building Line per Doc. No. 2021078805

10' Building Line per Doc. No. 2021078805

LOT 5

LOT 3

LOT 6

MADRONE CANYON Document No. 202100080

LOT 4 BLOCK D

One-Story Succo, Rock and Frame

pool  
concrete  
pool tub

brick pavers

rock wall

S35°19'50"W 207.48'  
S35°17'06" 207.39'

N45°51'58"W 174.33'  
N46°00'57"W 174.51'

N53°34'59"W 71.44'  
N53°35'00"W 71.44'

SURVEY MAP OF:  
LOT 4, BLOCK D, MADRONE CANYON, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202100080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
LOCATED AT 6109 MADRONE TREE LANE.

NOTES:  
1. Orientation for this survey is based upon the State Plane Coordinate System. (4203-Texas Central Zone)

2. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.

PREPARED: June 12th, 2023

BY:

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700

