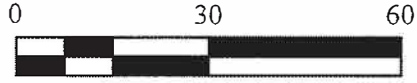


LEGEND

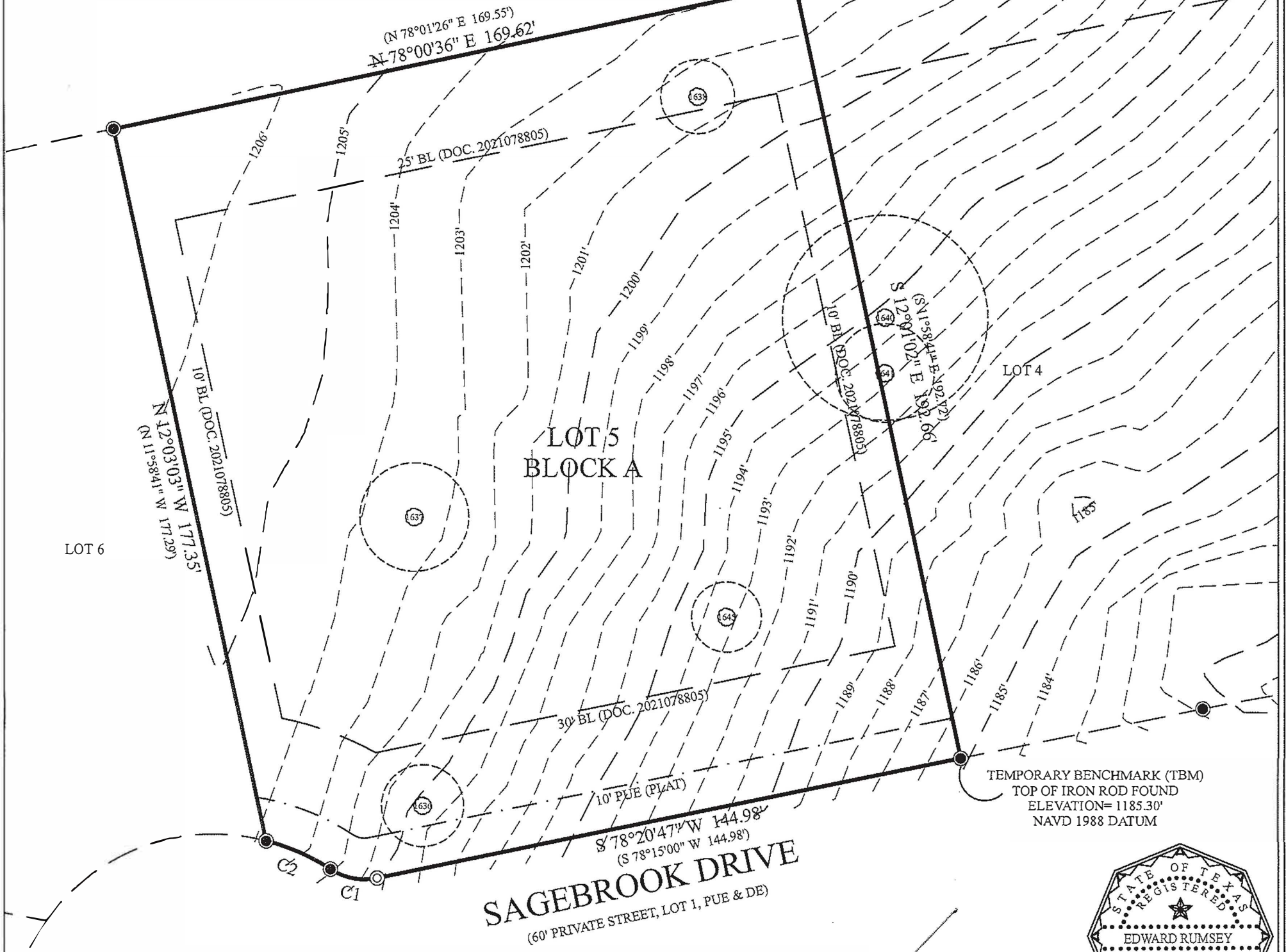
- 1/2" ROD FOUND
- BL BUILDING LINE
- DE DRAINAGE ESMT
- PUE PUBLIC UTILITY ESMT
- WQE WATER QUALITY ESMT
- () RECORD INFORMATION
- TREE
- (M) MULTI-STEMMED TREE
- (P) PROTECTED TREE (OVER 19")
- (H) HERITAGE TREE (OVER 24")

TREE LIST	
	10" LIVE OAK
	13.25" LIVE OAK (M)
	9" LIVE OAK
	24.5" LIVE OAK (H)
	25" LIVE OAK (H)
	12" LIVE OAK
	8.5" LIVE OAK

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.



LOT 5
BLOCK A
SWEETWATER CROSSING PH 2
(DOC. 201700213)



TEMPORARY BENCHMARK (TBM)
TOP OF IRON ROD FOUND
ELEVATION= 1185.30'
NAVD 1988 DATUM



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

INDEPENDENCE TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

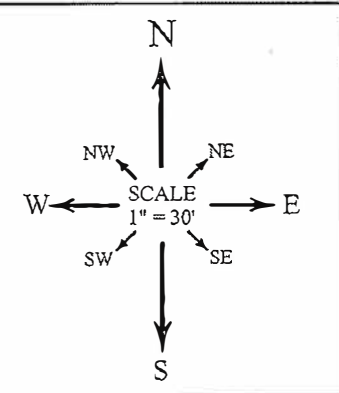
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	15.00'	11.56'	N 79°05'15" W	11.87'
(C1)	(15.00')	(11.77')	(N 78°39'24" W)	(12.09')
C2	50.00'	17.10'	N 66°20'33" W	17.18'
(C2)	(50.00')	(17.14')	(N 65°25'52" W)	(17.22')

RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN DOC. NO. 2011166453, 2017032085, 2017081987, 2017146560, 2021078802, 2021078805; AND AS STATED ON THE PLATS RECORDED IN DOC. NO. 201700213 & 202100080.
 SUBJECT TO BUILDING SETBACK LINES RECORDED IN DOC. NO. 2021078805. (SHOWN)
 SUBJECT TO EASEMENTS AND BUILDING SETBACK LINES AS STATED ON THE PLAT RECORDED IN DOC. NO. 202100080. (SHOWN)
 SUBJECT TO EASEMENTS RECORDED IN DOC. NO. 2011157318. (DOES NOT AFFECT)
 SUBJECT TO EASEMENTS RECORDED IN DOC. NO. 2011130586. (DOES NOT AFFECT)
 SUBJECT TO EASEMENTS RECORDED IN DOC. NO. 2011130587, AS AFFECTED BY DOC. NO. 2019062830. (DOES NOT AFFECT)
 SUBJECT TO EASEMENTS RECORDED IN DOC. NO. 2017140722. (BLANKET-TYPE)
 SUBJECT TO EASEMENTS RECORDED IN DOC. NO. 2009149084. (BLANKET-TYPE)

LEGAL DESCRIPTION

LOT 5, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 202100080, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION
 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48423C0385J PANEL: 0385J DATED: 01/22/2020
 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS	
EPPRIGHT HOMES, LLC. 17116 SAGEBROOK DRIVE AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	JANUARY 07, 2022
TITLE CO.:	INDEPENDENCE TITLE
G. F. NO.:	2125123-BCP
JOB NO.:	A0102222
FIELD BY:	DERICK SOLOMON
CALC. BY:	CHRIS ZOTTER
DRAWN BY:	DAVID BAK
UPDATE BY:	-
RPLS CHECK:	EDWARD RUMSEY
	08/25/2021
	09/20/2021
	01/07/2022
	01/07/2022