

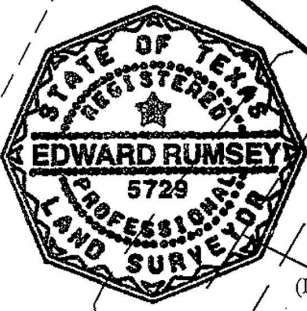
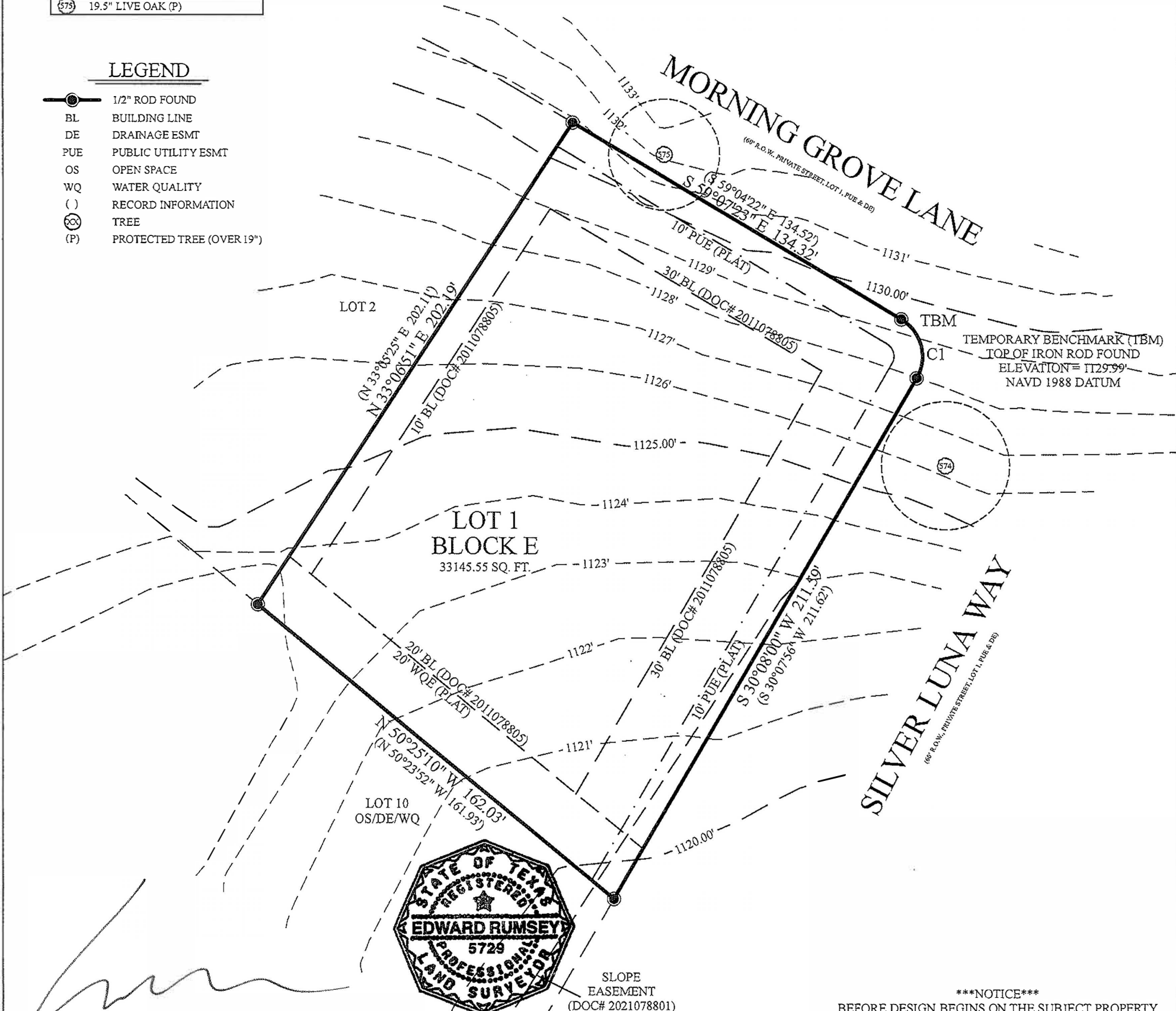
CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	15.00'	23.76'	S 14°33'16" E	21.35'
(C1)	(15.00')	(23.35')	(S 14°28'13" E)	(21.07')



TREE LIST	
(574)	22.5" LIVE OAK (P)
(575)	19.5" LIVE OAK (P)

**LEGEND**

- 1/2" ROD FOUND
- BL BUILDING LINE
- DE DRAINAGE ESMT
- PUE PUBLIC UTILITY ESMT
- OS OPEN SPACE
- WQ WATER QUALITY
- ( ) RECORD INFORMATION
- ⊗ TREE
- (P) PROTECTED TREE (OVER 19")



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

**INDEPENDENCE TITLE COMPANY**  
 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.

**\*\*\*NOTICE\*\*\***  
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

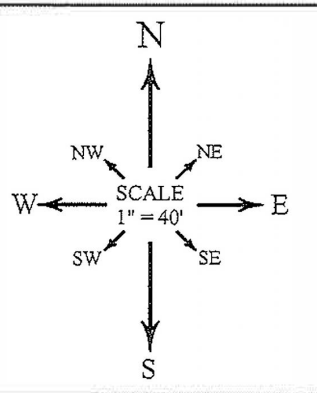
**BEARING BASIS:**  
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

**RESTRICTIONS**

SUBJECT TO RESTRICTIONS IN DOC. NOS. 2011166453, 2021078802, 2021078803, 2021078804, 2021078805, AND AS PER PLAT IN DOC. NO. 202100080.  
 SUBJECT TO ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS, AND RESTRICTIONS AS PER PLAT IN DOC. NO. 202100080.  
 SUBJECT TO A BLANKET-TYPE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOC. NO. 2011157318.  
 SUBJECT TO A BLANKET-TYPE EASEMENT IN DOC. NOS. 2009149084, 2011130586, 2011130587 AFFECTED IN 2019062830, 2017140722.  
 SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE SLOPE EASEMENT IN DOC. NO. 2021078801.  
 SUBJECT TO EASEMENTS FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, DRAINAGE, ENCROACHMENTS AND PROTRUSIONS IN DOC. NO. 2021078802.  
 SUBJECT TO BUILDING SETBACK LINES IN DOC. NO. 2021078802.

**LEGAL DESCRIPTION**

LOT 1, BLOCK E, MADRONE CANYON, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 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  
 TBPELS 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. 48453C0385J 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 17201 MORNING GROVE LANE AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	OCTOBER 6, 2021
TITLE CO.:	INDEPENDENCE TITLE COMPANY
G.F. NO.:	2113156-BCP
JOB NO.:	A0804821
FILED BY:	DERICK SOLOMON
CALC. BY:	CHRIS ZOTTER
DRAWN BY:	DAMIAN SMITH
UPDATE BY:	-
RPLS CHECK:	EDWARD RUMSEY
	08/25/2021
	10/05/2021
	10/06/2021
	-
	10/06/2021