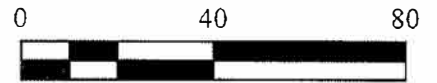


\*\*\*NOTICE\*\*\*

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



# DUSK LIGHT COVE

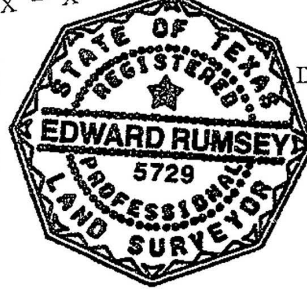
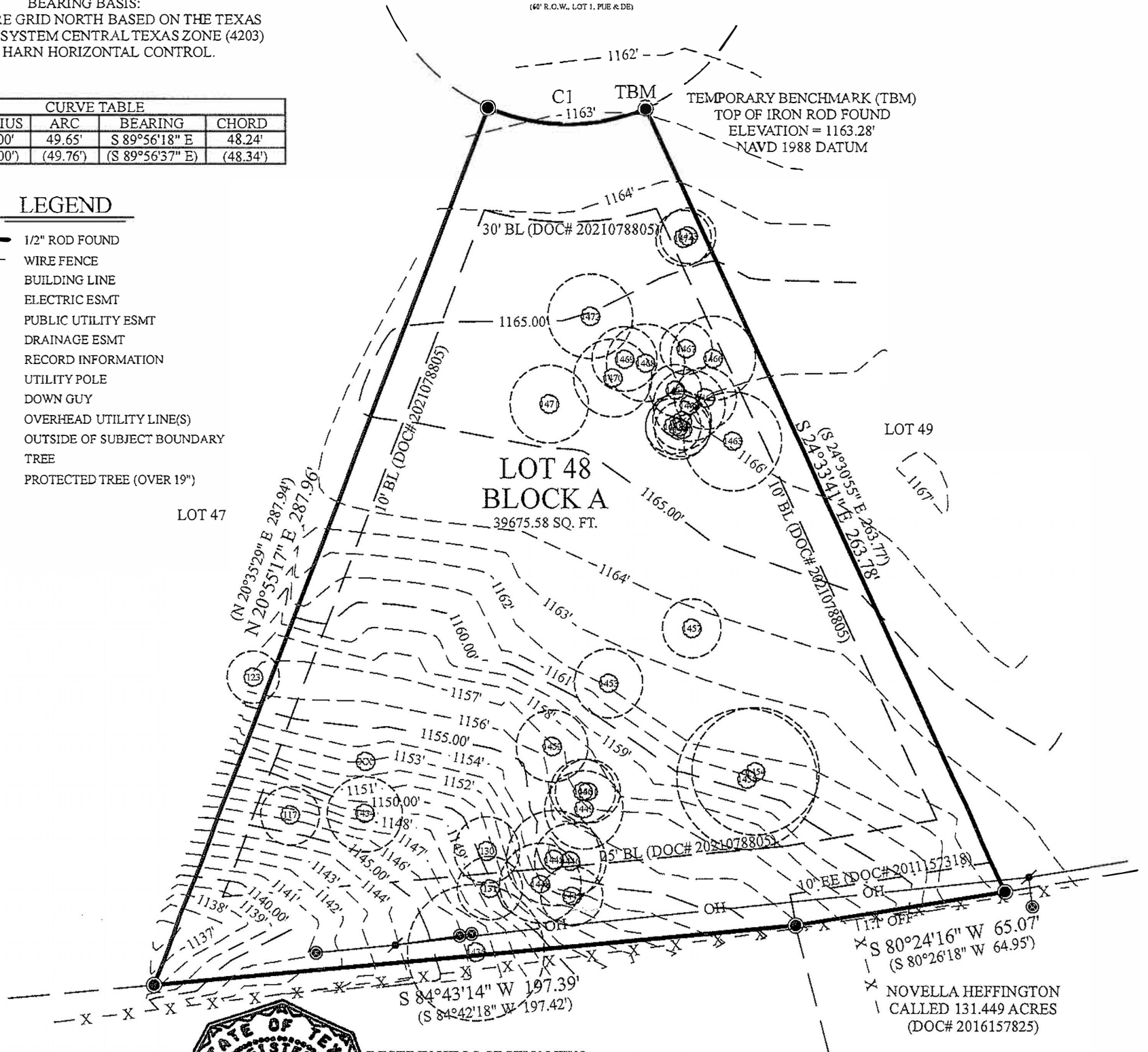
(40' R.O.W., LOT 1, PUE & DE)

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

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	60.00'	49.65'	S 89°56'18" E	48.24'
(C1)	(60.00')	(49.76')	(S 89°56'37" E)	(48.34')

## LEGEND

- 1/2" ROD FOUND
- WIRE FENCE
- BUILDING LINE
- ELECTRIC ESMT
- PUBLIC UTILITY ESMT
- DRAINAGE ESMT
- RECORD INFORMATION
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINE(S)
- OUTSIDE OF SUBJECT BOUNDARY
- TREE
- PROTECTED TREE (OVER 19")



DESTINY HILLS SECTION TWO (DOC# 201400230)

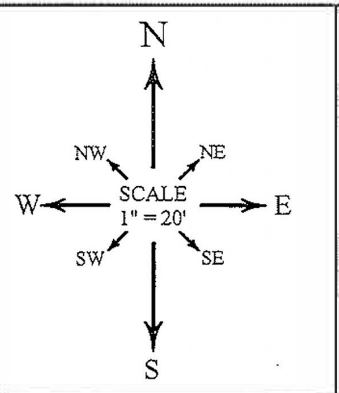
TREE LIST					
(117)	9" LIVE OAK	(443)	10" LIVE OAK	(446)	8" LIVE OAK
(123)	8" LIVE OAK	(445)	11" LIVE OAK	(446)	9.5" LIVE OAK
(130)	10" LIVE OAK	(445)	10.5" LIVE OAK	(446)	13" LIVE OAK
(131)	10" LIVE OAK	(445)	19.5" LIVE OAK (P)	(446)	8" LIVE OAK
(43)	11.5" SPANISH OAK	(445)	21.5" LIVE OAK (P)	(446)	12" LIVE OAK
(43)	21" LIVE OAK (P)	(445)	9" LIVE OAK	(446)	10" LIVE OAK
(44)	14.5" SPANISH OAK	(445)	8.5" SPANISH OAK	(447)	12" LIVE OAK
(44)	11" LIVE OAK	(445)	10" SPANISH OAK	(447)	12" LIVE OAK
(44)	9.5" LIVE OAK	(446)	9" SPANISH OAK	(447)	13" LIVE OAK
(44)	12.5" LIVE OAK	(446)	8.5" SPANISH OAK	(447)	8.5" LIVE OAK
(44)	12" LIVE OAK	(446)	11" LIVE OAK	(447)	8.5" LIVE OAK
(45)	10" LIVE OAK	(446)	15" LIVE OAK	(XX)	TREE

### 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 PROTRUSTIONS IN DOC. NO. 2021078802.  
 SUBJECT TO BUILDING SETBACK LINES IN DOC. NO. 2021078802.

### LEGAL DESCRIPTION

LOT 48, BLOCK A, 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 6109 DUSK LIGHT COVE AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	OCTOBER 6, 2021
TITLE CO.:	INDEPENDENCE TITLE COMPANY
G.F. NO.:	2113156-BCP
JOB NO.:	A0806421
FIELD 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