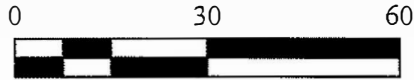


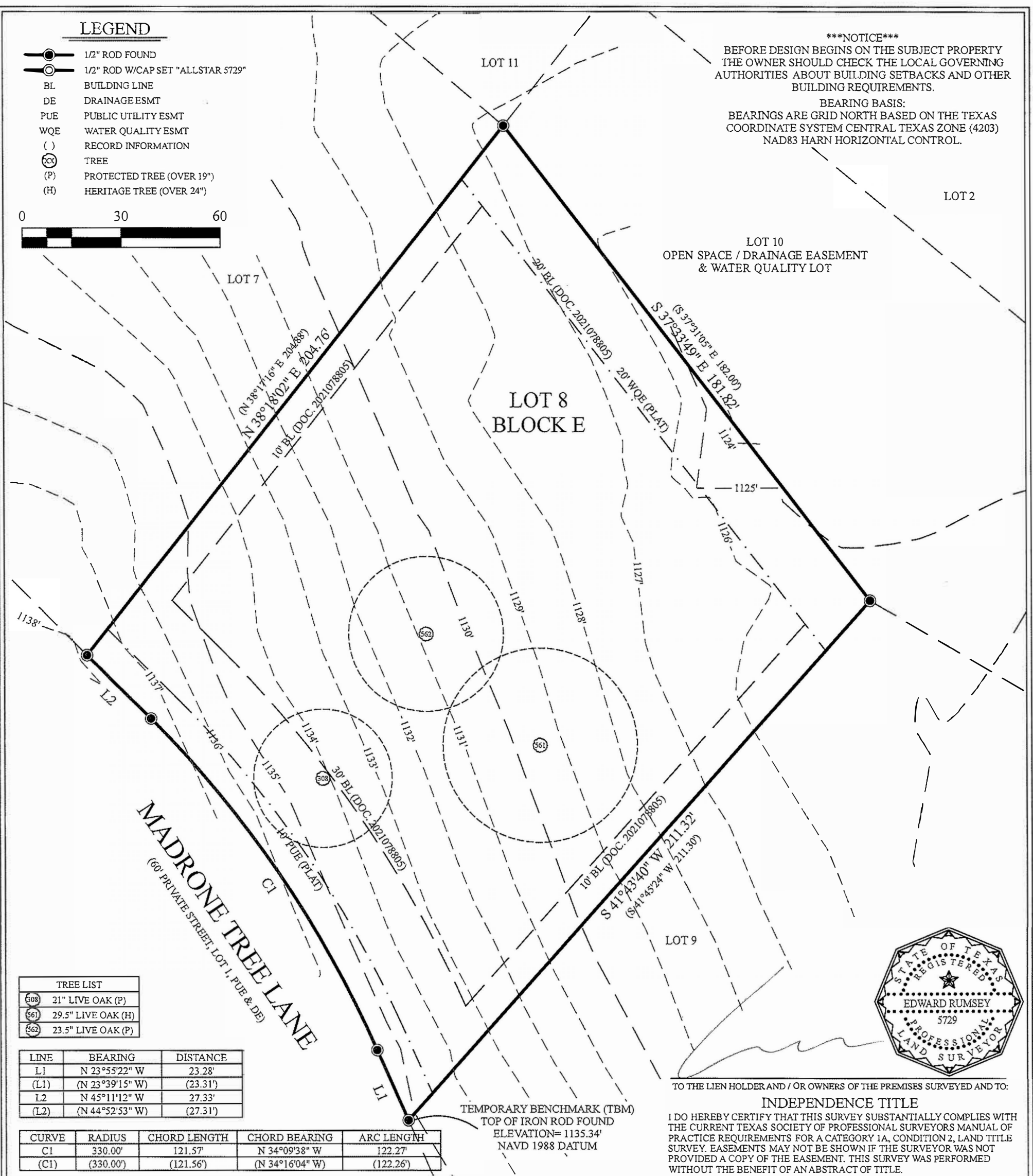
**LEGEND**

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- BL BUILDING LINE
- DE DRAINAGE ESMT
- PUE PUBLIC UTILITY ESMT
- WQE WATER QUALITY ESMT
- ( ) RECORD INFORMATION
- TREE
- (P) PROTECTED TREE (OVER 19")
- (H) HERITAGE TREE (OVER 24")



\*\*\*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.



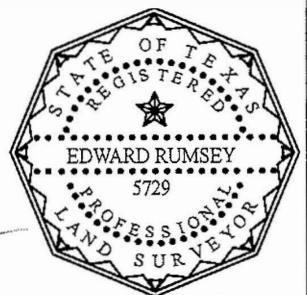
**MADRONE TREE LANE**  
 (60' PRIVATE STREET, LOT 1, PUE & DE)

**TREE LIST**

508	21" LIVE OAK (P)
561	29.5" LIVE OAK (H)
562	23.5" LIVE OAK (P)

LINE	BEARING	DISTANCE
L1	N 23°55'22" W	23.28'
(L1)	(N 23°39'15" W)	(23.31')
L2	N 45°11'12" W	27.33'
(L2)	(N 44°52'53" W)	(27.31')

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	330.00'	121.57'	N 34°09'38" W	122.27'
(C1)	(330.00')	(121.56')	(N 34°16'04" W)	(122.26')



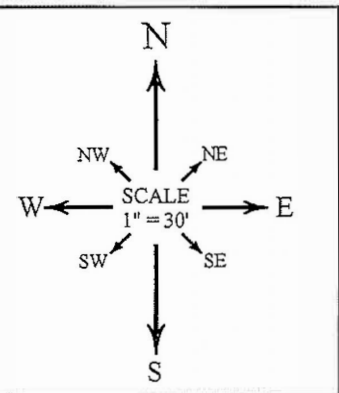
TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:  
**INDEPENDENCE TITLE**  
 I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS 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.

**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 8, BLOCK E, MADRONE CANYON, 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  
 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. 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 PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS		SURVEY INFORMATION				
EPPRIGHT HOMES, LLC 6301 MADRONE TREE LANE AUSTIN, TRAVIS COUNTY, TEXAS		SURVEY DATE:	SEPTEMBER 21, 2021	FIELD BY:	DERICK SOLOMON	08/25/2021
		TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	CHRIS ZOTTER	09/20/2021
		G.F. NO.:	2154241-BCP	DRAWN BY:	DAVID BAK	09/21/2021
		JOB NO.:	A0805321	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY		09/21/2021	