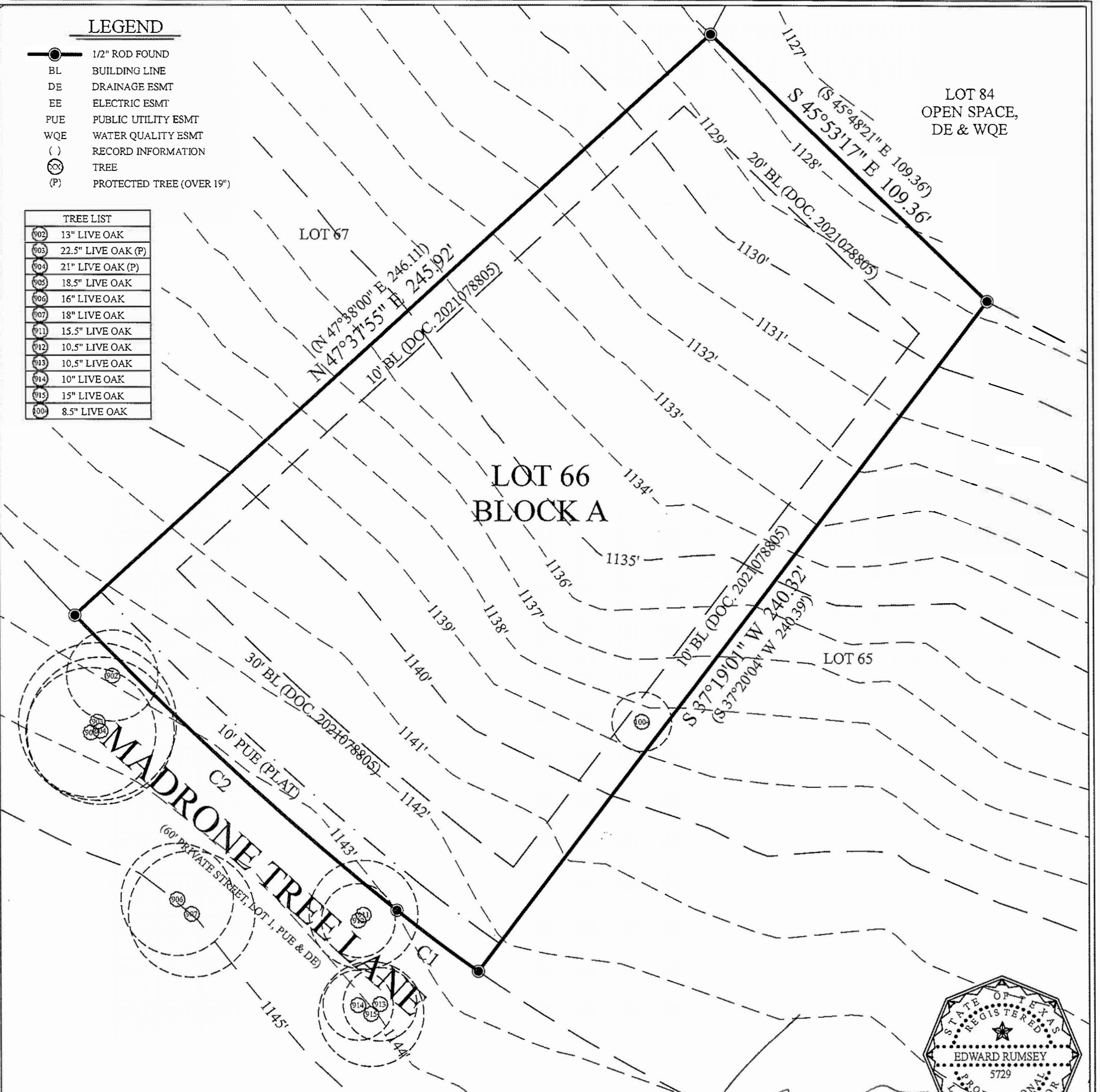


LEGEND

- 1/2" ROD FOUND
- BL BUILDING LINE
- DE DRAINAGE ESMT
- EE ELECTRIC ESMT
- PUE PUBLIC UTILITY ESMT
- WQE WATER QUALITY ESMT
- () RECORD INFORMATION
- TREE
- (P) PROTECTED TREE (OVER 19")

TREE LIST	
902	13" LIVE OAK
903	22.5" LIVE OAK (P)
904	21" LIVE OAK (P)
905	18.5" LIVE OAK
906	16" LIVE OAK
907	18" LIVE OAK
911	15.5" LIVE OAK
912	10.5" LIVE OAK
913	10.5" LIVE OAK
914	10" LIVE OAK
915	15" LIVE OAK
900	8.5" LIVE OAK



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

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	450.00'	28.93'	N 53°08'41" W	28.94'
(C1)	(450.00')	(28.83')	(N 52°53'58" W)	(28.84')
C2	970.00'	124.23'	N 47°20'55" W	124.32'
(C2)	(970.00')	(124.27')	(N 47°23'27" W)	(124.36')



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

INDEPENDENCE TITLE

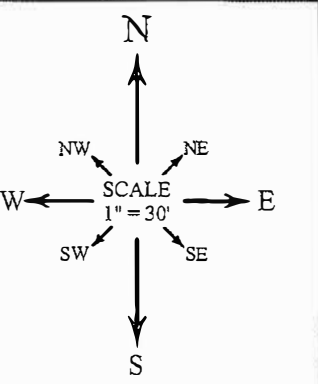
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED 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)
 EASEMENTS RECORDED IN DOC. NO. 2011157318. (DOES NOT AFFECT)
 EASEMENTS RECORDED IN DOC. NO. 2011130586. (DOES NOT AFFECT)
 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 66, BLOCK A, 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 PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

EPPRIGHT HOMES, LLC
 6400 MADRONE TREE LANE
 AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	OCTOBER 06, 2021	FILED BY:	DERICK SOLOMON	08/25/2021
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	CHRIS ZOTTER	10/05/2021
G.F. NO.:	21131 56-BCP	DRAWN BY:	DAVID BAK	10/06/2021
JOB NO.:	A0806621	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	10/06/2021