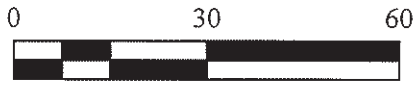


LEGEND

- 1/2" ROD FOUND
- BL BUILDING LINE
- DE DRAINAGE ESMT
- WQE WATER QUALITY ESMT
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- ⊗ TREE



TREE LIST	
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
1253	12" LIVE OAK
1271	16.5" LIVE OAK
1271	9.5" LIVE OAK
1271	10" LIVE OAK
1271	10.5" LIVE OAK
1271	10" LIVE OAK
1281	10" LIVE OAK
1281	13.5" LIVE OAK

DUSK LIGHT COVE
 (60' R.O.W. PRIVATE STREET, LOT 1, PUE & DE)
 (N 43°06'04" E 172.81')
 (N 43°06'04" E 173.02')

MADRONE TREE LANE
 (60' R.O.W. PRIVATE STREET, LOT 1, PUE & DE)

**LOT 50
 BLOCK A**
 36249.34 SQ. FT.

(TBM)
 TEMPORARY BENCHMARK
 TOP OF IRON ROD FOUND
 ELEVATION = 1161.77'
 NAVD 1988 DATUM



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.

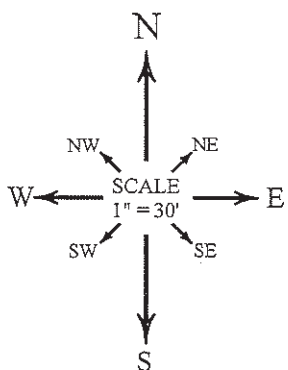
CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	60.00'	41.48'	N 09°46'35" E	40.66'
(C1)	(60.00')	(41.48')	(N 09°46'35" W)	(40.66')
C2	15.00'	13.92'	N 16°32'10" E	13.42'
(C2)	(15.00')	(13.91')	(N 16°32'10" E)	(13.42')
C3	15.00'	22.90'	N 86°50'47" E	20.74'
(C3)	(15.00')	(22.90')	(N 86°50'47" E)	(20.74')
C4	1030.00'	29.75'	S 50°14'11" E	29.75'
(C4)	(1030.00')	(29.75')	(S 50°14'11" E)	(29.75')
C5	510.00'	84.86'	S 55°49'50" E	84.76'
(C5)	(510.00')	(84.86')	(S 55°49'50" E)	(84.76')

RESTRICTIONS

SUBJECT TO RESTRICTIONS IN DOC. NOS. 2011166453, 2017032085, 2017081987, 2017146560, AND AS PER PLAT IN DOC. NO. 201700213.
 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. 2011130586, 2011130587 AFFECTED BY DOC. NO. 2019062830, 2017140722, 2009149084.

LEGAL DESCRIPTION

LOT 50, BLOCK A, MADRONE CANYON, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 202100080, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



ALLSTAR Land surveying
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TPPELS 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
 6401 MADRONE TREE LANE
 AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JANUARY 6, 2021	FILED BY:	DERICK SOLOMON	08/25/2021
TITLE CO.:	INDEPENDENCE TITLE COMPANY	CALC. BY:	CHRIS ZOTTER	09/20/2021
G.F. NO.:	2113156-BCP	DRAWN BY:	SEAN SUTTON	01/06/2022
JOB NO.:	A0102322	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	01/06/2022