

LEGEND

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

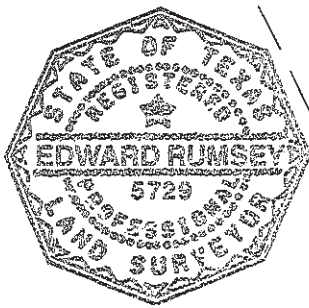
*****NOTICE*****

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.

TREE LIST	
18.5"	LIVE OAK
9"	LIVE OAK
8"	LIVE OAK
11"	LIVE OAK
10"	LIVE OAK
9"	LIVE OAK
7.5"	LIVE OAK
7.5"	LIVE OAK
14"	LIVE OAK
7.5"	LIVE OAK
19"	LIVE OAK (P)
8"	LIVE OAK
7.5"	LIVE OAK
15.5"	LIVE OAK
20"	LIVE OAK (P)

(TBM)
TEMPORARY BENCHMARK
TOP OF IRON ROD FOUND
ELEVATION = 1161.94'
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.

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	510.00'	130.29'	S 67°54'21" E	129.94'
(C1)	(510.00')	(130.11')	(S 67°54'21" E)	(129.76')

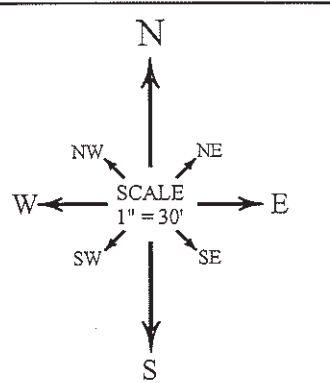


RESTRICTIONS

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 51, 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
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
6405 MADRONE TREE LANE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JANUARY 7, 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	01/07/2022
JOB NO.:	A0102422	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	01/07/2022