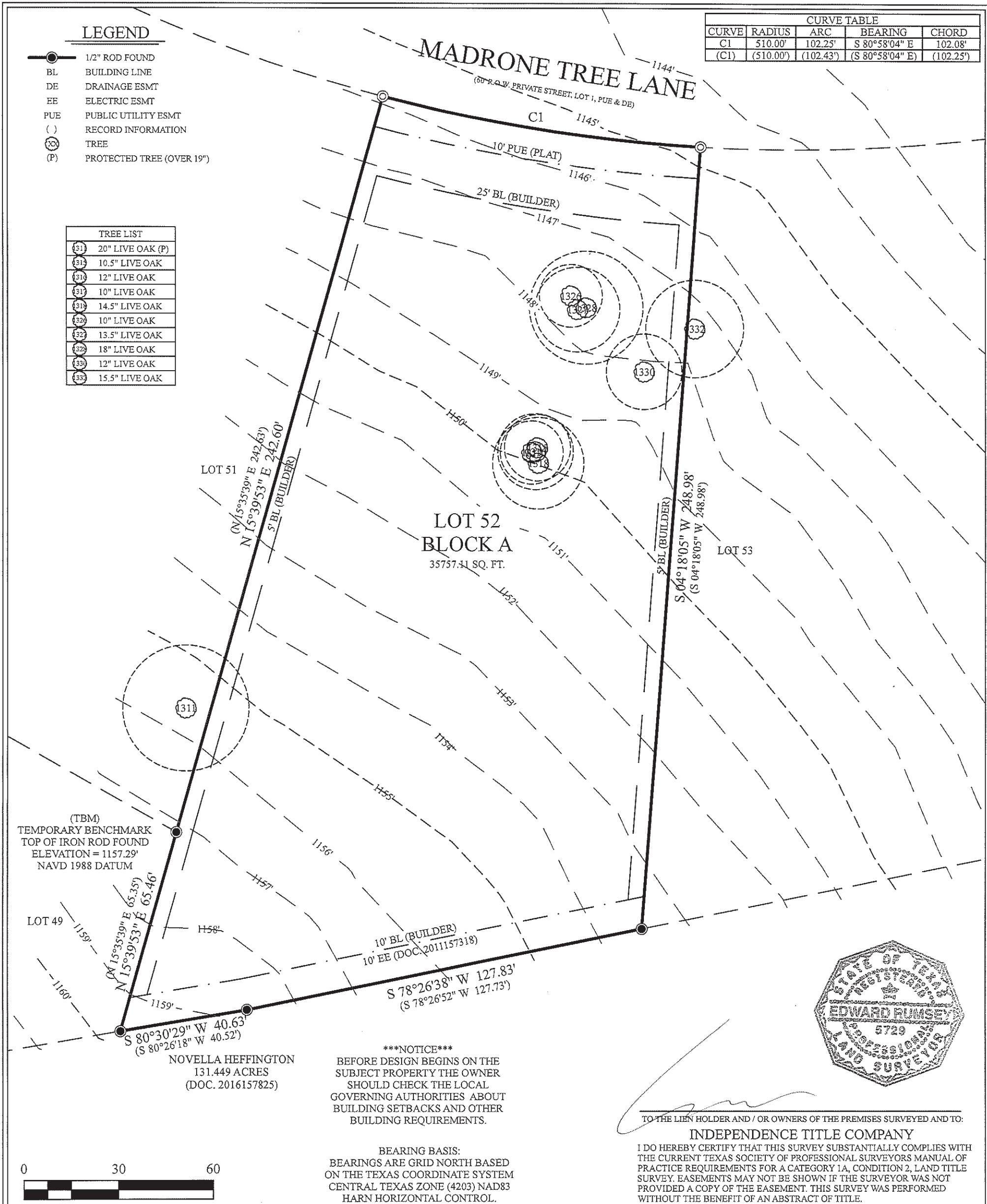


LEGEND

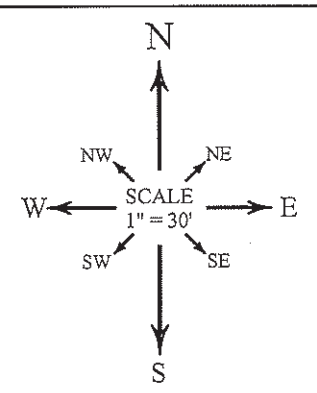
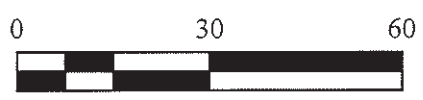
- 1/2" ROD FOUND
- BL BUILDING LINE
- DE DRAINAGE ESMT
- EE ELECTRIC ESMT
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- ⊗ TREE
- (P) PROTECTED TREE (OVER 19")

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	510.00'	102.25'	S 80°58'04" E	102.08'
(C1)	(510.00')	(102.43')	(S 80°58'04" E)	(102.25')

TREE LIST	
⊗ 131	20" LIVE OAK (P)
⊗ 131	10.5" LIVE OAK
⊗ 131	12" LIVE OAK
⊗ 131	10" LIVE OAK
⊗ 131	14.5" LIVE OAK
⊗ 132	10" LIVE OAK
⊗ 132	13.5" LIVE OAK
⊗ 132	18" LIVE OAK
⊗ 133	12" LIVE OAK
⊗ 133	15.5" LIVE OAK



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.



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 6409 MADRONE TREE LANE AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	JANUARY 7, 2021
TITLE CO.:	INDEPENDENCE TITLE COMPANY
G.F. NO.:	2113156-BCP
JOB NO.:	A0102522
FIELD BY:	DERICK SOLOMON
CALC. BY:	CHRIS ZOTTER
DRAWN BY:	SEAN SUTTON
UPDATE BY:	-
RPLS CHECK:	EDWARD RUMSEY