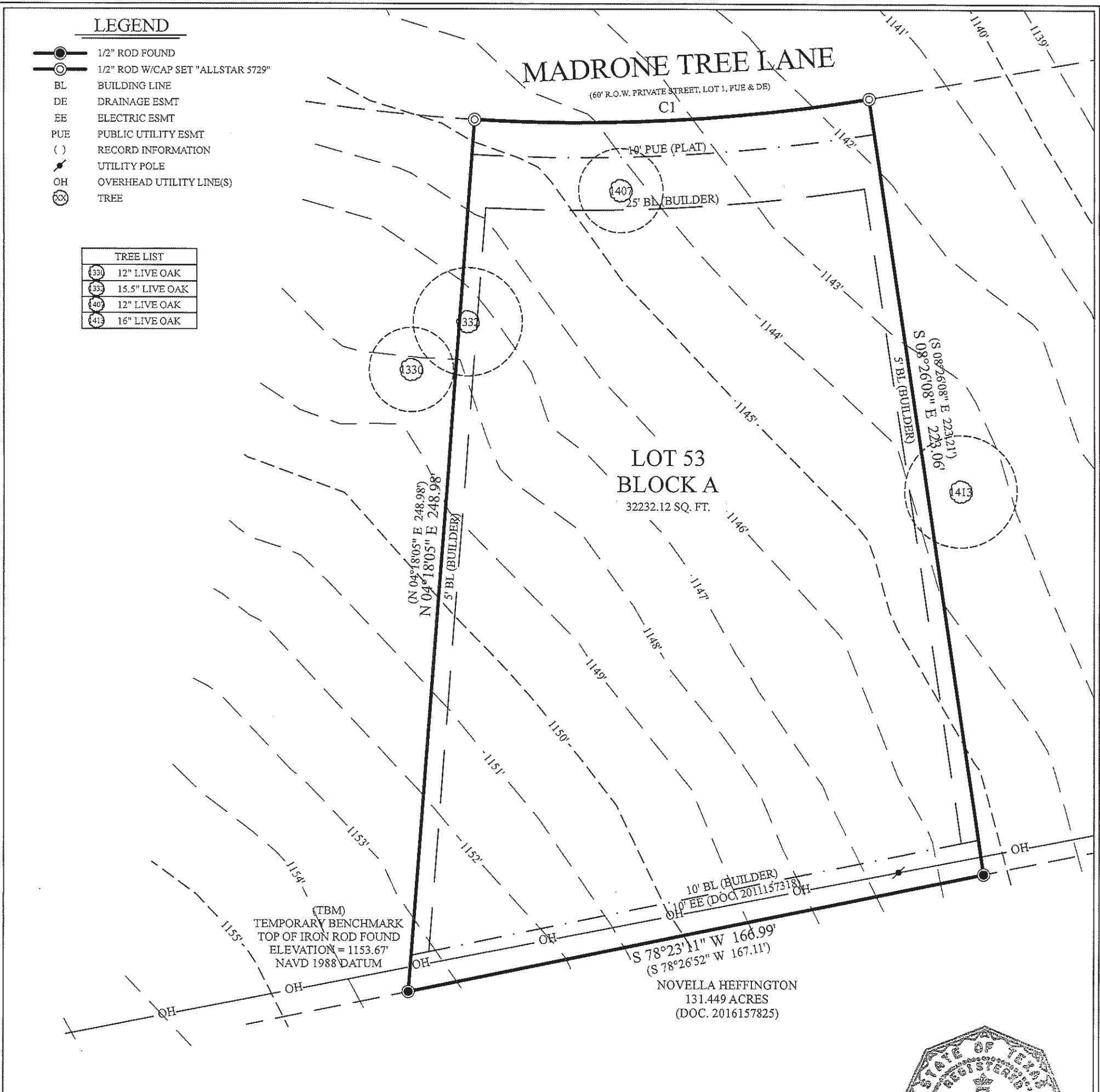


LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- BL BUILDING LINE
- DE DRAINAGE ESMT
- EE ELECTRIC ESMT
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- TREE

TREE LIST	
	12" LIVE OAK
	15.5" LIVE OAK
	12" LIVE OAK
	16" LIVE OAK

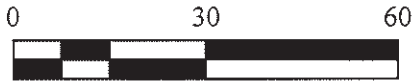


*****NOTICE*****
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

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

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'	112.56'	N 86°56'53" E	112.33'
(C1)	(510.00')	(112.70')	(N 86°56'53" E)	(112.47')

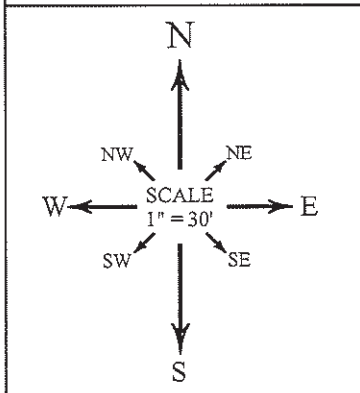


RESTRICTIONS

SUBJECT TO RESTRICTIONS IN DOC. NOS. 2011166453, 2017032085, 2017081987, 2017146360, 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 53, 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 6413 MADRONE TREE LANE AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	JANUARY 6, 2021
TITLE CO.:	INDEPENDENCE TITLE COMPANY
G.F. NO.:	2113156-BCP
JOB NO.:	A0102622
FIELD BY:	DERICK SOLOMON 08/25/2021
CALC. BY:	CHRIS ZOTTER 09/20/2021
DRAWN BY:	SEAN SUTTON 01/06/2022
UPDATE BY:	-
RPLS CHECK:	EDWARD RUMSEY 01/06/2022