

# MADRONE TREE LANE

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

N 79°45'05" E 86.58'  
N 79°45'05" E 86.58'

10' PUE (PLAT)

25' BL

**LOT 54  
BLOCK A**  
32549.89 SQ. FT.

LOT 55

LOT 53

N 08°26'08" W 223.06'  
(24'08"26'08" W 223.21')

S 19°41'19" E 223.61'  
(S 19°41'19" E 223.69')

## 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
- ⊗ TREE
- (H) HERITAGE TREE (OVER 24")
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)

**TBM**  
TEMPORARY BENCHMARK (TBM)  
TOP OF IRON ROD FOUND  
ELEVATION = 1145.22'  
NAVD 1988 DATUM

NOVELLA HEFFINGTON  
CALLED 131.449 ACRES  
(DOC# 2016157825)



CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	510.00'	7.72'	N 80°11'05" E	7.71'
(C1)	(510.00')	(7.71')	(N 80°11'04" E)	(7.71')
C2	330.00'	30.75'	N 77°04'54" E	30.74'
(C2)	(330.00')	(30.76')	(N 77°04'53" E)	(30.74')

TREE LIST	
⊗(40)	11" LIVE OAK
⊗(40)	13" LIVE OAK
⊗(41)	8" LIVE OAK
⊗(41)	9" LIVE OAK
⊗(41)	8" LIVE OAK
⊗(41)	16" LIVE OAK
⊗(41)	8" LIVE OAK
⊗(41)	24" LIVE OAK (H)

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.



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

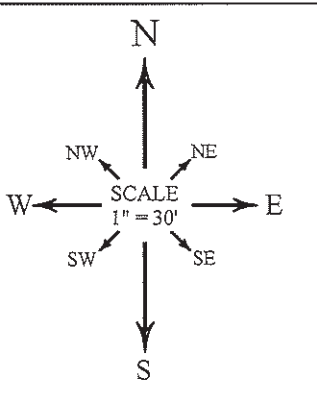
\*\*\*NOTICE\*\*\*  
BEFORE DESIGN BEGINS ON THE  
SUBJECT PROPERTY THE OWNER  
SHOULD CHECK THE LOCAL  
GOVERNING AUTHORITIES ABOUT  
BUILDING SETBACKS AND OTHER  
BUILDING REQUIREMENTS.

### 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 54, 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 PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS	
<b>EPPRIGHT HOMES, LLC</b> 6417 MADRONE TREE LANE AUSTIN, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	JANUARY 6, 2021
TITLE CO.:	INDEPENDENCE TITLE COMPANY
G.F. NO.:	2113156-BCP
JOB NO.:	A0102722
FIELD BY:	DERICK SOLOMON
CALC. BY:	CHRIS ZOTTER
DRAWN BY:	DAMIAN SMITH
UPDATE BY:	-
RPLS CHECK:	EDWARD RUMSEY
	08/25/2021
	09/20/2021
	01/07/2022
	-
	01/07/2022