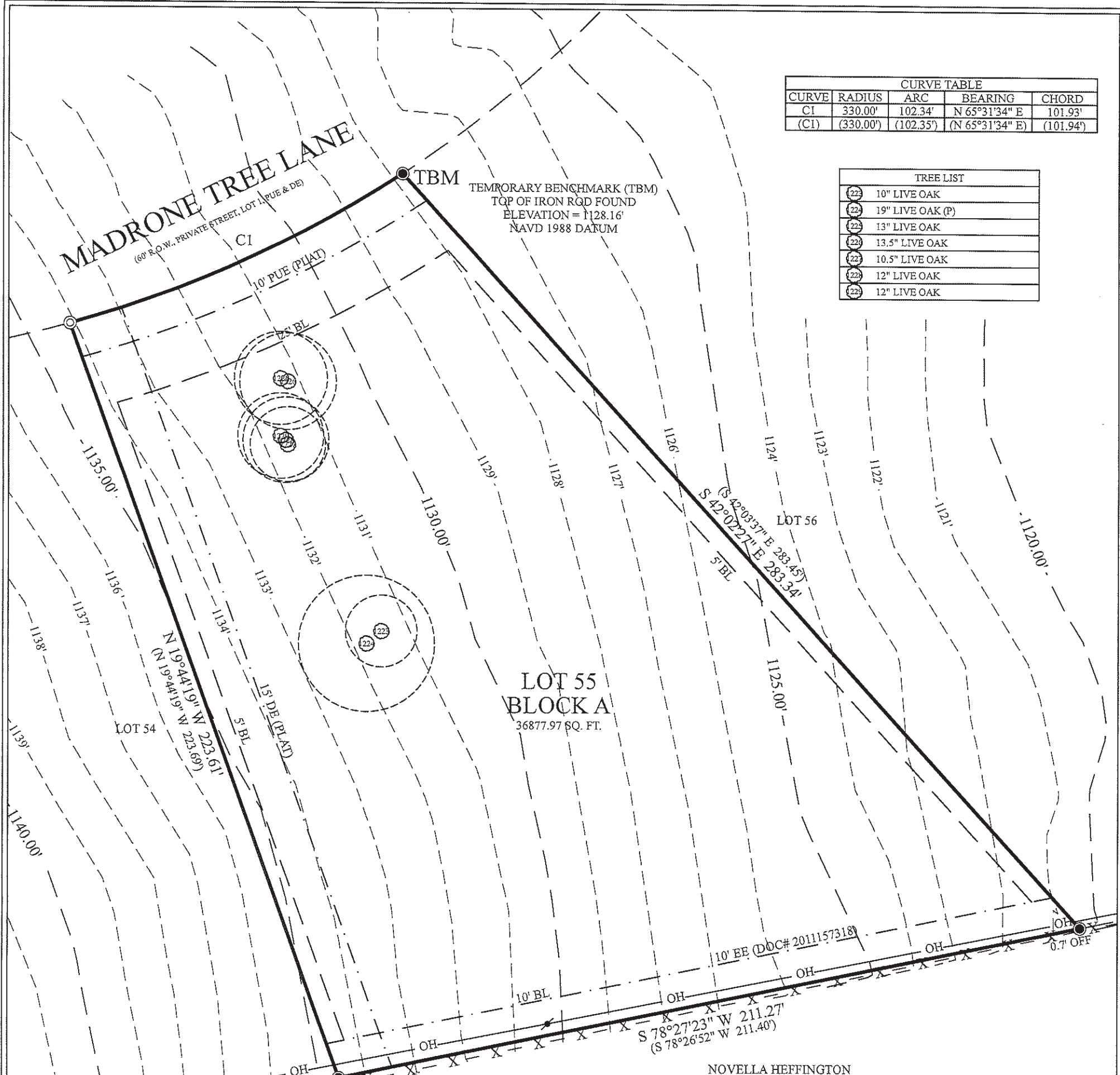


CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
CI	330.00'	102.34'	N 65°31'34" E	101.93'
(CI)	(330.00')	(102.35')	(N 65°31'34" E)	(101.94')

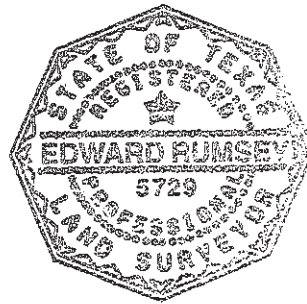
TREE LIST	
⊙	10" LIVE OAK
⊙	19" LIVE OAK (P)
⊙	13" LIVE OAK
⊙	13.5" LIVE OAK
⊙	10.5" LIVE OAK
⊙	12" LIVE OAK
⊙	12" LIVE OAK



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
- (P) PROTECTED TREE (OVER 19")
- X - WIRE FENCE
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)

NOVELLA HEFFINGTON
CALLED 131.449 ACRES
(DOC# 2016157825)



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

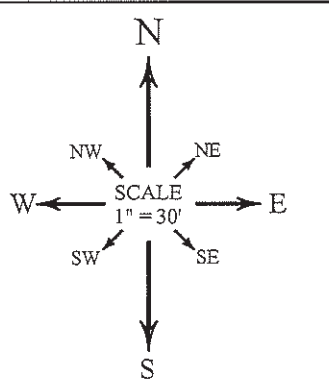
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

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 55, 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
2020 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
6501 MADRONE TREE LANE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JANUARY 6, 2021	FIELD 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:	DAMIAN SMITH	01/07/2022
JOB NO.:	A0102822	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	01/07/2022