

LEGEND

- 1/2" ROD FOUND
- X - WIRE FENCE
- DE DRAINAGE ESMT
- EE ELECTRIC ESMT
- PUE PUBLIC UTILITY ESMT
- WQE WATER QUALITY ESMT
- () RECORD INFORMATION
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ⊗ TREE

RESTRICTIONS

-RESTRICTIONS:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

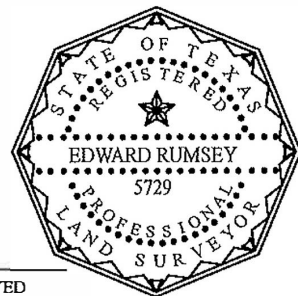
LEGAL DESCRIPTION

LOT 56, BLOCK A, MADRONE CANYON, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 202100080, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TEMPORARY BENCHMARK (TBM)
 TOP OF IRON ROD FOUND
 ELEVATION= 1128.16'
 NAVD 1988 DATUM

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

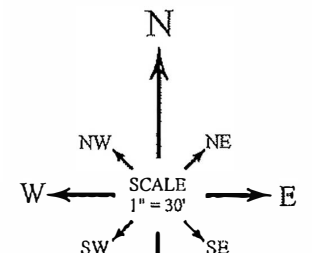
BEARING BASIS:
 BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION 3, TOPOGRAPHIC SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

| TREE LIST | |
|-----------|----------------|
| ⊗ | 16.5" LIVE OAK |
| ⊗ | 8.5" LIVE OAK |

REMAINDER OF A
 CALLED 392.847 ACRES
 WS-COS INVESTMENTS, LLC.
 (DOC. 2011110728)



| CURVE | RADIUS | CHORD LENGTH | CHORD BEARING | ARC LENGTH |
|-------|-----------|--------------|-----------------|------------|
| C1 | 330.00' | 101.07' | N 47°45'50" E | 101.47' |
| (C1) | (330.00') | (101.09') | (N 47°49'50" E) | (101.49') |

MADRONE TREE LANE
 (60' PRIVATE STREET, LOT 1, PUE & DE)
 C1
 10' PUE (PLAT)

**LOT 56
 BLOCK A**

N 42°02'27" W 283.34'
 (N 42°03'37" W 283.45')

(S 54°34'28" E 284.07')
 S 54°32'00" E 284.16'

10' EE (DOC. 2011157318)
 CALLED 131.449 ACRES
 NOVELLA HEFFINGTON
 (DOC. 2016157825)
 (S 78°28'44" W 101.22')
 (S 78°26'52" W 101.14')

ADDRESS

EPPRIGHT HOMES, LLC.
6505 MADRONE TREE LANE
AUSTIN, TRAVIS COUNTY, TEXAS

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. 48423C0385J PANEL: 0385J DATED: 01/22/2020



ALLSTAR Land Surveying
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TBPELS FIRM NO. 10135000

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.

| SURVEY DATE: | SEPTEMBER 20, 2021 | FILED BY: | DERICK SOLOMON | 08/25/2021 |
|--------------|--------------------|-------------|----------------|------------|
| TITLE CO.: | - | CALC. BY: | CH RIZO TER | 09/20/2021 |
| G.F. NO.: | - | DRAWN BY: | DAVID BAK | 09/20/2021 |
| JOB NO.: | A0806221 | UPDATE BY: | - | - |
| | | RPLS CHECK: | EDWARD RUMSEY | 09/20/2021 |