



LEGEND

- 1/2" ROD FOUND
- BL BUILDING LINE
- DE DRAINAGE ESMT
- OS OPEN SPACE
- PUE PUBLIC UTILITY ESMT
- WQ WATER QUALITY ESMT
- () RECORD INFORMATION

RESTRICTIONS
SUBJECT TO RESTRICTIONS IN DOCUMENT NUMBERS 2011166453, 2021078802, 2021078803, 2021078804, 2021078805, AND AS PER PLAT IN DOCUMENT NUMBER 202100080.
SUBJECT TO BLANKET TYPE ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NUMBER 2011157318, 2011130586.
SUBJECT TO BLANKET TYPE ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NUMBER 2011130587, AS AFFECTED BY DOCUMENT NUMBER 2019062830.
SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN DOCUMENT NUMBER 2012054322.
SUBJECT TO BLANKET EASEMENT IN DOCUMENT NUMBER 2017140722.
SUBJECT TO BLANKET EASEMENT IN DOCUMENT NUMBER 2009149084.
SLOPE EASEMENT IN DOCUMENT NUMBER 2021078801 DOES NOT AFFECT SUBJECT TRACT.
SUBJECT TO EASEMENTS AND BUILDING SETBACK LINES IN DOCUMENT NUMBER 2021078802.

LEGAL DESCRIPTION
LOT 61, 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 OF TRAVIS COUNTY, TEXAS.

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



CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	60.00'	42.44'	S 26°35'23" W	41.56'
(C1)	(60.00')	(42.21')	(S 26°52'01" W)	(41.35')
C2	270.00'	190.56'	S 26°56'08" W	186.63'
(C2)	(270.00')	(190.32')	(S 26°54'24" W)	(186.40')

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.

ADDRESS				F.I.R.M. MAP INFORMATION	
EPPRIGHT HOMES, LLC 6516 MADRONE TREE LANE AUSTIN, TRAVIS COUNTY, TEXAS				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	
SURVEY DATE:	OCTOBER 5, 2021	FILED BY:	DERICK SOLOMON	10/04/2021	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.
TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	CHRIS ZOTTER	10/05/2021	
G.F. NO.:	2113156-BCP	DRAWN BY:	SEAN SUTTON	10/05/2021	
JOB NO.:	A0805921	UPDATE BY:	-	-	
		RPLS CHECK:	EDWARD RUMSEY	10/05/2021	

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