

STANDARD LAND SURVEY

Address 7400 PEGGIE NELL DRIVE

Lot No(s) 1, Block(s) 0, PARKER CREEK RANCH PHASE 3 a subdivision
in TRAVIS County, Texas, of record in Document No. 201900259 of the
Official Public Records of TRAVIS County, Texas.

Scale 1"=30'

DRH JOB NO.: 27377/0144

LEGEND

- LS ● 1/2" IRON ROD FOUND WITH YELLOW PLASTIC
CAP STAMPED "LANDMARK SURVEYING"
BGE ● 1/2" IRON ROD FOUND WITH PLASTIC
CAP STAMPED "BGE, INC."
▲ MAGNAIL FOUND
R.O.W. RIGHT-OF-WAY
B.O.C. BACK OF CURB
B.S.L. BUILDING SETBACK LINE
P.U.E. PUBLIC UTILITY EASEMENT
CONCRETE IMPROVEMENTS
AC AIR CONDITIONER PAD
// WOOD FENCE
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS
(---) RECORD INFORMATION

BASIS OF BEARING

TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE-4203)
NAD 83, (CORS) U.S. SURVEY FEET GEOID MODEL 12A.

NOTES

- ONLY THOSE BUILDING SETBACK LINES SHOWN OR REFERENCED ON THE RECORD SUBDIVISION PLAT ARE SHOWN HEREON. THEREFORE, OTHER BUILDING SETBACK LINES THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
- A TITLE COMMITMENT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THEREFORE, ONLY EASEMENTS SHOWN OR REFERENCED ON THE RECORD SUBDIVISION PLAT ARE SHOWN HEREON.
- BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCES, RESTRICTIVE COVENANTS, ETC. THAT ARE NOT SHOWN HEREON.

DETAIL
NOT TO SCALE

***BUILDING SETBACKS**
PER "AMENDED AND RESTATED
RESTRICTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS",
RECORDED IN DOCUMENT NO.
2018032011, O.P.R.T.C.T., AND CITY
OF AUSTIN ZONING ORDINANCE
REQUIREMENTS (FOR SMALL LOTS)

RESTRICTIVE COVENANTS AND EASEMENTS

Those recorded in Document No(s). 2017160119,
2017174468, 2018032011, 2018046613, 2018117141,
2019060460, 2019089422, 2020038243, 2020042506,
2020094096, 2020096509 of the Official Public Records
of Travis County, Texas and those set forth on the plat
recorded in Document No. 201900259, Official Public
Records of Travis County, Texas, DO AFFECT the subject lot.

10.a. All easements, building setback lines, restrictions and dedications
as set out on the plat recorded in Document No. 201900259, Official Public
Records of Travis County, Texas, DO AFFECT the subject lot.

10.b. Easements, building setback lines, covenants, conditions, restrictions,
charges and assessments payable to PS Residential Community, Inc., as set forth
by instruments recorded in Document No(s). 2017160119, 2017174468,
2018032011, 2018046613, 2018117141, 2019060460, 2019089422, 2020038243,
2020042506, 2020094096, 2020096509 of the Official Public Records of Travis
County, Texas, DO AFFECT the subject lot.

10.c. Terms and conditions of that certain Subdivision Construction
Agreement Agreement dated September 10, 2019, recorded in Document
No. 2019196540 of the Official Public Records of Travis County, Texas,
executed by and between FORESTAR (USA) REAL ESTATE GROUP, INC. and
the CITY OF AUSTIN DO AFFECT the subject lot.

A title commitment was not available at the time of this survey. All easements of which I have knowledge are shown or depicted hereon. Other than
visible easements, no unrecorded or unwritten easements which may exist are shown hereon. No additional research of easements was performed by
Landmark Surveying, LP, for this survey.

The property described hereon is contained within Flood Zone "X" as identified on FIRM Map Nos. 48453C0490J, effective date August 18, 2014, and
48453C0470K, effective date January 6, 2016, as published by the Federal Emergency Management Agency, the purpose of which is for flood
insurance only.

Visible utilities within existing easements are not shown hereon.

I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages
in area boundary line conflicts, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and
from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
TEXAS FIRM REGISTRATION NO. 100727-00

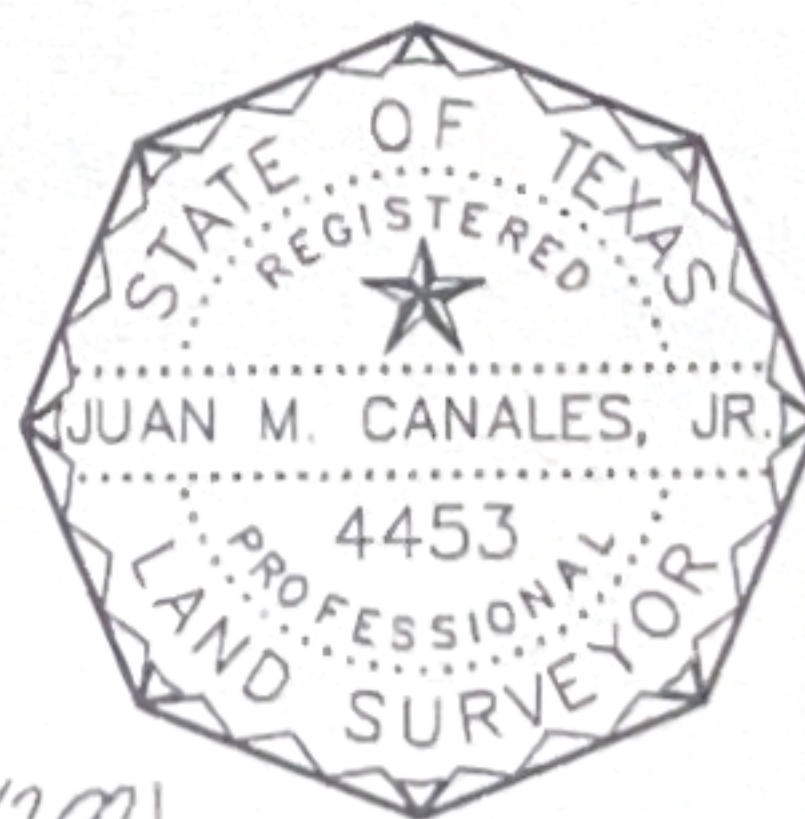
Juan M. Canales, Jr.

JUAN M. CANALES, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453
STATE OF TEXAS
SURVEYED: JULY 14, 2021

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: D.R. HORTON, AMERICA'S BUILDER
DATE: JULY 17, 2021
OFFICE: F. MALDONADO
CREW: K. DUNN
F.B.: 1839/56
DISK: T:\DR HORTON\DR HORTON SURVEYS\PARKER CREEK RANCH\PHASE 3\TITLES\1-0-PCR3-Title.dwg

07/26/2021
Date



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SIGNATURE ARE VOID.

Landmark
SURVEYING, LP
2205 EAST 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413
TEXAS FIRM REGISTRATION NO. 100727-00
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