

STANDARD LAND SURVEY



Address 10410 FULTON AVENUE
 Lot No(s) 1, Block(s) P, PIONEER HILL SECTION 4
 a subdivision in TRAVIS COUNTY, Texas, of record in Document
 No. 201800221 of the Official Public Records of TRAVIS County, Texas

Scale 1"=30'

LEGEND

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

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.

*BUILDING SETBACKS

PER CITY OF AUSTIN ZONING ORDINANCE NO. 20111215-075. (INCLUDING SMALL LOT SINGLE FAMILY RESIDENTIALS) ZONING: SF-6-C.

BASIS OF BEARING

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

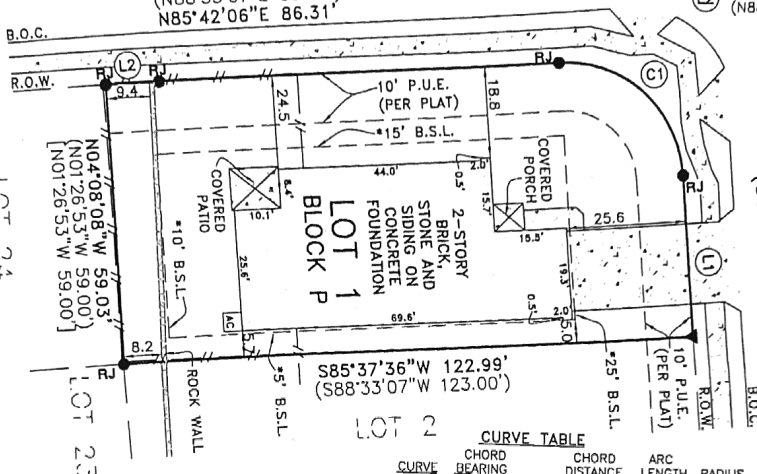
LINE TABLE

LINE	BEARING	DISTANCE
(1)	S04°10'21"E	33.89'
	(S01°26'53"E	34.00'
(2)	N85°54'13"E	11.47'
	(N88°33'07"E	11.50'

LANGDALE LANE

(50' R.O.W.)
 (N88°33'07"E 86.50')
 (N85°42'06"E 86.31')

PIONEER HILL SECTION 4
 DOC. NO. 201800117
 O.P.R.T.C.T.



FULTON AVENUE
 (50' R.O.W.)

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
(C1)	S49°30'50"E	35.40'	39.33'	25.00'
	(S46°26'53"E	35.36'	39.27'	

RESTRICTIVE COVENANTS AND EASEMENTS

- Restrictive Covenants and Easements recorded in Document No(s) 2005114030, 2005191185, 2011186520, 2011186521, 2016180646, 2016165150, 2016165329, 2017050875, 2017111716, 2018146908, 2019087679, Official Public Records of Travis County, Texas, and those set out on the plat recorded in Document No. 201800221 of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot.
- All easements, building setback lines, restrictions and dedications as set out on the plats recorded in Document No. 201800221 of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot.
- Easements, building setback lines, covenants, conditions, restrictions, charges and assessments payable to Pioneer Hill Master Community, Inc., as set forth by Instruments recorded in Document No(s) 2005114030, 2005191185, 2011186520, 2011186521, 2016165150, 2016165329, 2017050875, 2017111716, 2018146908, 2019087679, of the Official Public Records of Travis County, Texas, together with all amendments, DO AFFECT the subject lot.
- Easement, together with all rights granted therein, conveyed by Nawl Brunson to the City of Austin, as described in document recorded in Volume 655, Page 366 of the Deed Records of Travis County, Texas, DOES NOT AFFECT the subject lot.
- Easement, together with all rights granted therein, conveyed to Southwestern Bell Telephone Co. as described in document recorded in Volume 677, Page 545 of the Deed Records of Travis County, Texas, DOES NOT AFFECT the subject lot.
- Easement, together with all rights granted therein, conveyed by V.M. Criswell, et ux to Southwestern Bell Telephone Co. as described in document recorded in Volume 1401, Page 390 of the Deed Records of Travis County, Texas, MAY AFFECT the subject lot.
- Terms and conditions of that certain Subdivision Construction Agreement dated August 28, 2018, recorded in Document No. 2018137485 of the Official Public Records of Travis County, Texas, executed by and between Continental Homes of Texas, L.P. and the City of Austin, DO AFFECT the subject lot.

The property described hereon is contained within Flood Zone "X" as identified on Travis County FIRM Map No. 48453C0460K, dated 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.

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 recorded or unrecorded easements which may exist are shown hereon. No additional research of easements was performed by Landmark Surveying, LP for this survey.

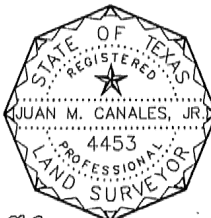
I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public 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: MAY 4, 2020

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



4-08-2020
 Date

REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN. COPIES WITHOUT THE ORIGINAL 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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CLIENT: D.R. HORTON, AMERICA'S BUILDER
 DATE: MAY 5, 2020
 OFFICE: F. MALDONADO
 CREW: R. MARTINEZ, H. SALDANA
 F.B.: 1754/41
 DISK: T:\DR HORTON\DR HORTON SURVEYS\PIONEER HILL 4\TITLES\IP-PH4-Title.dwg