



Landmark
SURVEYING, LP
2205 E. 5th Street
Austin, Texas 78702
Firm Registration No. 100727-00
Phone: (512) 328-7411 Fax (512) 328-7413

INVOICE NUMBER 02900

DATE: June 24, 2022

JOB NUMBER: 94-0004-01-01

TO: D. R. Horton America's Builder
10700 Pecan Park Blvd., Suite 200
Austin, TX 78750

Telephone: (512) 345-4663
Facsimile: (512) 533-1429

PROJECT NAME:

**19300 BEAR GRASS DRIVE
PO #211134**

STATEMENT OF CHARGES FOR PROFESSIONAL SERVICES RENDERED ON REFERENCED PROJECT

NO.	ITEM	AMOUNT
	<p style="text-align: center;"><i><u>Professional Land Surveying Services</u></i></p> <p><i>LOT 1, BLOCK G, PEPPERGRASS, PHASE 1C, BASTROP COUNTY, TEXAS</i></p>	<p>\$ 625.00</p>
	<p>TOTAL AMOUNT DUE - POC</p>	<p>\$ 625.00</p>

PLEASE RETURN ONE COPY OF INVOICE WITH PAYMENT

STANDARD LAND SURVEY

Address 19300 BEAR GRASS DRIVE

Lot 1, Block G, PEPPERGRASS PHASE 1C a subdivision in

TRAVIS & BASTROP Counties, Texas of record in Document Nos. 202100044 &

7/89-A* of the Official Public Records of TRAVIS & BASTROP Counties, Texas. Scale 1"=30'



*ALSO KNOWN AS:

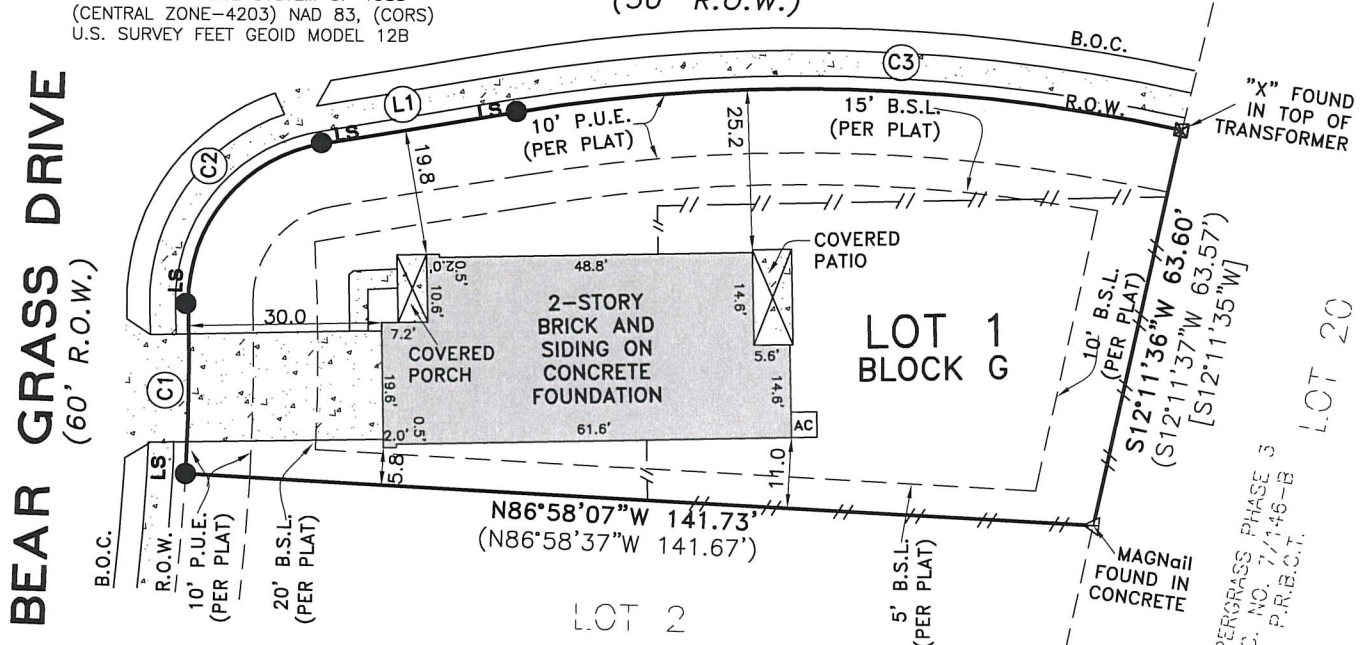
PLAT CABINET 7, PAGES 89A & 89B, PLAT RECORDS OF BASTROP COUNTY

THIS LOT IS IN BASTROP COUNTY, PER PLAT

BASIS OF BEARING

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

OPEN WAGON TRAIL (50' R.O.W.)



LEGEND

- LS ● 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- 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.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- (---) RECORD INFORMATION
- [---] ADJOINER INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
(L1)	N80°18'44"E	29.78'
	(N80°18'33"E	29.84')

CURVE TABLE

CURVE	BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
(C1)	N00°41'55"E	26.70'	26.70'	330.00'
	(N00°42'52"E	26.59'	26.59'	
(C2)	N39°37'10"E	32.69'	35.60'	25.00'
	(N39°21'28"E	32.77'	35.74')	
(C3)	S88°47'04"E	104.46'	105.11'	275.00'
	(S88°44'55"E	104.40'	105.04')	

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.

RESTRICTIVE COVENANTS AND EASEMENTS

Those recorded Document Nos. 202021490 and 202021491, Official Public Records of Bastrop County, Texas, and Document Nos. 2020237660 and 2020237661, Official Public Records of Travis County, Texas, and those set out on the plat recorded in Plat Cabinet 7, Page 89A & 89B, Plat Records of Bastrop County, Texas, and Document No. 202100044, Official Public Records of Travis County, Texas, DO AFFECT the subject lot.

10.b. All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Plat Cabinet 7, Page 89A & 89B of the Plat Records of Bastrop County, Texas, and Document No. 202100044, Official Public Records of Travis County, Texas, DO AFFECT the subject lot.

10.c. All easements, building setback lines, covenants, conditions, restrictions, charges and assessments payable to Peppergrass Association of Homeowners, as set forth by instrument recorded in Document Nos. 202021490 and 202021491 of the Official Public Records of Bastrop County, Texas, and Document Nos. 2020237660 and 2020237661, Official Public Records of Travis County, Texas, together with all amendments, DO AFFECT the subject lot.

10.d. Notice regarding Ordinance No. 2020-01-07-03 regarding Agreement and Development Plan for Peppergrass Planned Development District recorded in: Document No. 202003802. Official Public Records of Bastrop County, Texas DOES 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 No. 48453C0510H, effective date September 26, 2008 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.

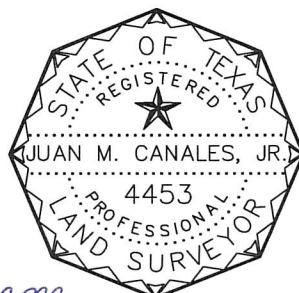
I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area boundary line conflicts, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public 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: JUNE 25, 2022

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



06-29-2022
Date

REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN. COPIES WITHOUT THE ORIGINAL SIGNATURE ARE VOID.



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: JUNE 25, 2022
OFFICE: F. MALDONADO
CREW: K. DUNN, K. KIZABI
F.B.: 1923/42
DISK: T:\DR HORTON\DR HORTON SURVEYS\PEPPERGRASS\PEPPERGRASS Ph 1C\TITLES\1G_PPG-1C_Title.dwg

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 03/19/2024 GF No. _____
Name of Affiant(s): Brandon Merecka
Address of Affiant: Baleigh Merecka
Description of Property: PEPPERGRASS PHASE 1C, BLOCK G, LOT 1, ACRES 0.205
County Bastrop, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.") **Affiants are the owners of the property.**
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 06/09/2022 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): **None**

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Brandon Merecka Authentisign Baleigh Merecka
Baleigh Merecka

Brandon Merecka

SWORN AND SUBSCRIBED this 19th day of March, 2024.

Notary Public
(TXR 1907) 02-01-2010