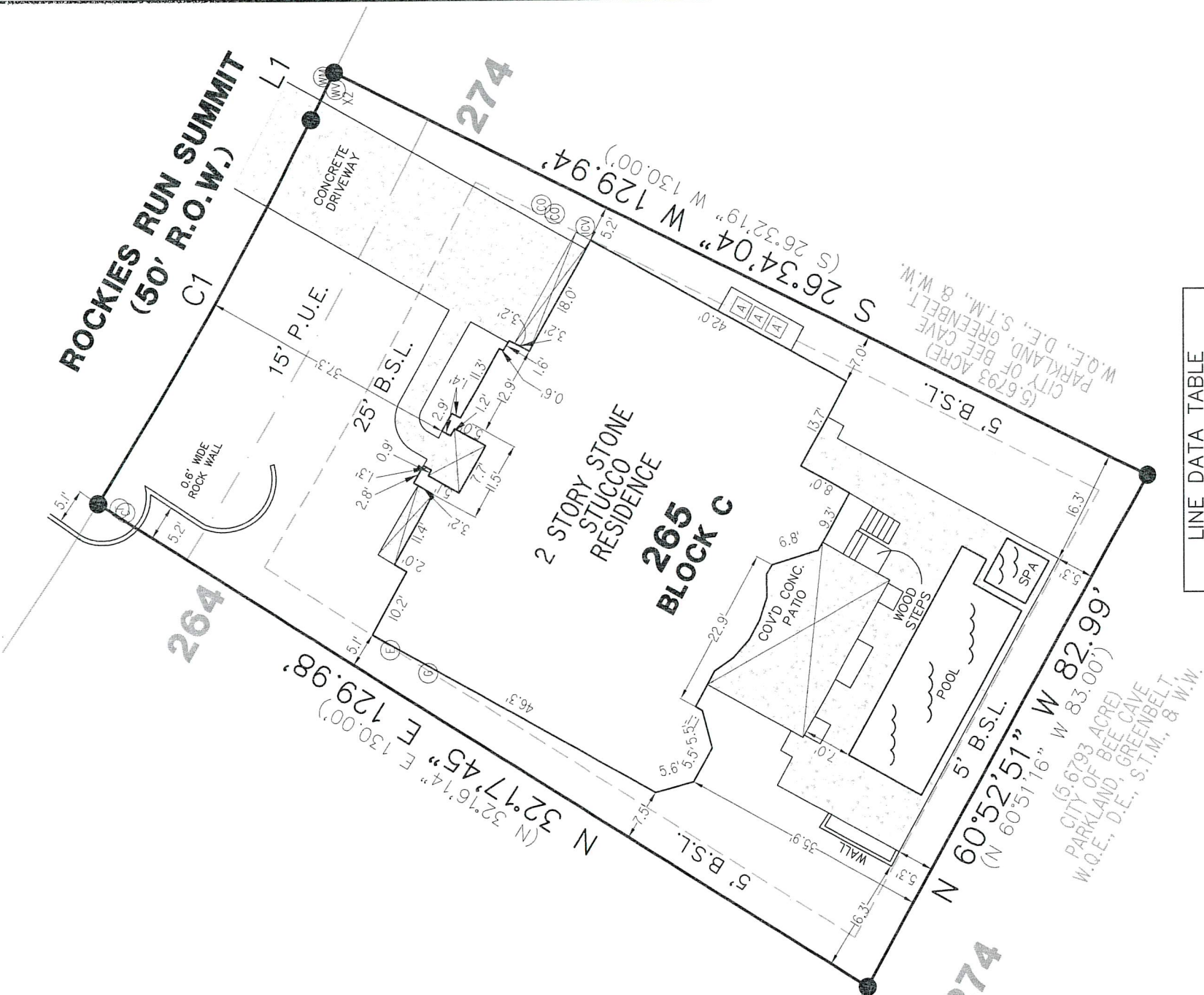


TITLE SURVEY

ATS Job # 12041630s

Reference: Hill Address: 16213 Rockies Run Summit, Austin, Texas
 Lot 265, Block C, FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2, according to the map or plat thereof, recorded in Doc. No. 200800106, Official Public Records, Travis County, Texas.

LEGEND	
●	1/2" (IRT) IRON ROD FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
—	B.S.L. BUILDING SETBACK LINE
—	D.E. DRAINAGE EASEMENT
—	P.U.E. PUBLIC UTILITY EASEMENT
—	S.T.M. STORM SEWER EASEMENT
—	W.Q.E. WATER QUALITY EASEMENT
—	W.W. WASTEWATER EASEMENT
()	RECORD INFORMATION
[A]	AIR CONDITIONER
(CO)	WASTEWATER CLEANOUT
(CV)	IRRIGATION CONTROL VALVE
(M)	WATER METER
(V)	WATER VALVE
(T)	TELEPHONE (UNDERGROUND UTILITY)
(C)	CABLE RISER
(G)	GAS METER
(E)	ELECTRIC METER
[]	CONCRETE
[]	COVERED CONCRETE
—	R.O.W. RIGHT-OF-WAY



Surveyor's Note:
 The bearings shown hereon are based on the final plat of FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2, according to the map or plat thereof, recorded in Doc. No. 200800106, Official Public Records, Travis County, Texas.



SCALE: 1" = 20'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 63°26'11" E	7.49'
(L1)	(S 63°27'41" E)	(7.51')

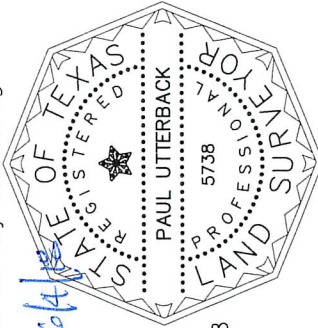
CURVE DATA TABLE			
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH/ARC LENGTH
C1	625.00	S 60°36'00" E	62.52' / 62.54'
(C1)	(625.00)	(S 60°35'43" E)	(62.50') / (62.53')

Notes:

- All easements, of which I have knowledge and those recorded easements furnished by Advantage Title of Travis County, LC and Stewart Title Guaranty Company according to Title Commitment File No.: 881200076, effective April 18, 2012, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- Restrictive covenants recorded in Doc. Nos. 2008116214, 2008116215, 2007015115, 2007201167, 2008000002, 2011013485, 2011026305, 2011053557, 2011190981, and 200800106, Official Public Records, Travis County, Texas.
- Subject to building setback lines and easements as described on plat recorded in Doc. No. 200800106, and in restrictions recorded in Doc. Nos. 2008116214 and 2008116215, Official Public Records, Travis County, Texas.
- Subject to an electric transmission/distribution line easement (blanket-type) recorded in Vol. 1147, Pg. 167, Deed Records, Travis County, Texas.
- Agreement Regarding Water Line as recorded in Doc. No. 2007105348, Official Public Records, Travis County, Texas, DOES NOT AFFECT subject tract.

I, Paul Utterback, HEREBY CERTIFY 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, encroachments, 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.

Paul Utterback



Paul Utterback, RPLS No. 5738
 Client: Doris Burson
 Date of Field Work: 05/16/2012 & 06/01/2018
 Field: Ffranco & PArizpe
 Tech: MBohton \ CCarter
 Date Drawn: 05/16/2012 & 06/04/2018
 Path: Projects \ TaylorMorrisonHomes \ FalconheadWest1-2-2 \ Titles \ 265-00C-FHW1-2-2.dwg

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