

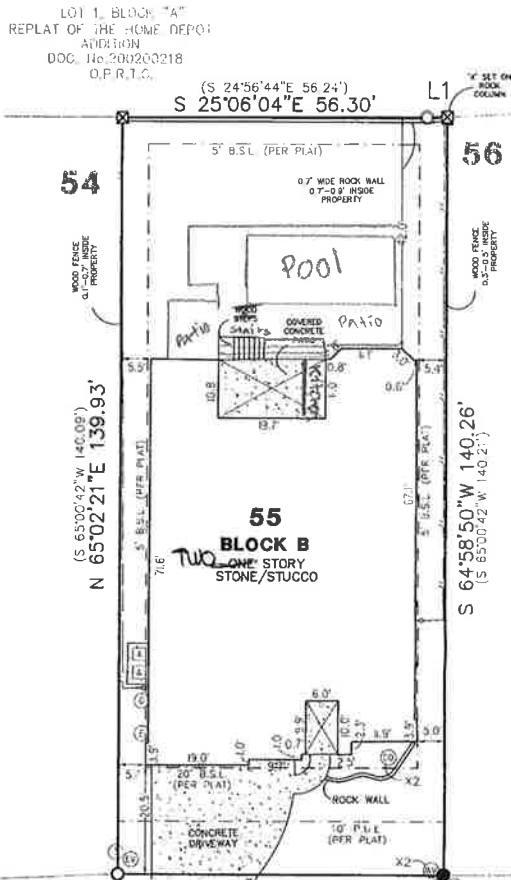
TITLE SURVEY

ATS Job #12112864s

Reference: Coker Address: 4105 Gandara Bend, Austin, Texas
 LOT 30, BLOCK B, FINAL PLAT OF LADERA PHASE 1, a subdivision in Travis County, Texas,
 according to the map or plat thereof recorded in Doc. No. 201200074, Official Public
 Records, Travis County, Texas.



SCALE: 1"=20'



LEGEND	
●	1/2" (WF) IRON ROD FOUND
()	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
O.P.H.F.C.	OFFICIAL PUBLIC RECORDS IN THIS COUNTY TEXAS
⊗	1" INSCRIBED IN CONCRETE
●	1/2" (O.D.) IRON PIPE FOUND
●	3/8" (WF) IRON ROD SET BY "ATS ENGINEERS"
⊕	ELECTRIC METER
⊕	TELEPHONE RISER
⊕	WASTEWATER CLEANOUT
⊕	AIR CONDENSER
⊕	GAS METER
⊕	WATER METER
⊕	WATER VALVE
⊕	ELECTRIC VAULT
⊕	METAL FENCE
⊕	WOOD FENCE
⊕	COVERED CONCRETE

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 25°06'31" E	5.65
(L1)	S 27°29'03" E	(3.76)

Surveyor's Note:
 The bearings shown hereon are based on the final plat of, FINAL PLAT OF LADERA PHASE 1, according to the map or plat thereof recorded in Doc. No. 201200074, Official Public Records, Travis County, Texas.

THIS SURVEY HAS BEEN REVIEWED BY THE UNDERSIGNED & CONDITIONS ARE HEREBY NOTED.

Elizabeth Ann Coker
Cody James Coker

N 24°52'35"W 60.10'
 (N 24°59'18"W 60.00')
GANDARA BEND
 (50' R.O.W.)

- 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 of No. 881200382, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
 - Restrictive covenants and easements as recorded in Doc. Nos. 200700357, 201200074, 2012077363, and 2012051509, Official Public Records, Travis County, Texas.
 - Subject to building setback lines and easements as recorded in Doc. Nos. 2012051509 and 201200074, Official Public Records, Travis County, Texas.
 - Access easement as recorded in Vol. 3715, Pg. 544, Real Property Records, Travis County, Texas, DOES NOT affect the Subject Lot.
 - Subject to a blanket type electric utility easement as recorded in Vol. 12510, Pg. 589, and Vol. 13283, Pg. 41, Real Property Records, Travis County, Texas.
 - Access easement recorded in Doc. No. 2010181645, Official Public Records, Travis County, Texas, DOES NOT affect the subject tract.
 - Slope easement as recorded in Doc. No. 2010181646, Official Public Records, Travis County, Texas, DOES NOT affect the subject tract.
 - Subject to easements as recorded in Doc. Nos. 2011174852, 2011122757, 2011181890, 2011191741, 2012051511 and 2012051513, Official Public Records, Travis County, Texas.

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: Advantage Title of Travis County, LC
 Date of Field Work: 12/15/2012
 Field: Parizpe
 Tech: MBolton
 Date Drawn: 12/17/2012
 Path: Projects\TaylorMorrisonHomes\Ladera1\Titles\T-055-008-Ladera1.dwg



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