

TITLE SURVEY

ATS Job #19030440s

Reference: Guardian Residential, LLC Address: 220 Hazy Hills Loop, Dripping Springs, Texas.
 Lot B, Block A, HEADWATERS AT BARTON CREEK, PHASE 1, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 19, Pgs 161-168, Official Public Records, Hays County, Texas.

LOT 2
 BLOCK 'A'
 OPEN SPACE
 29.017 ACRES

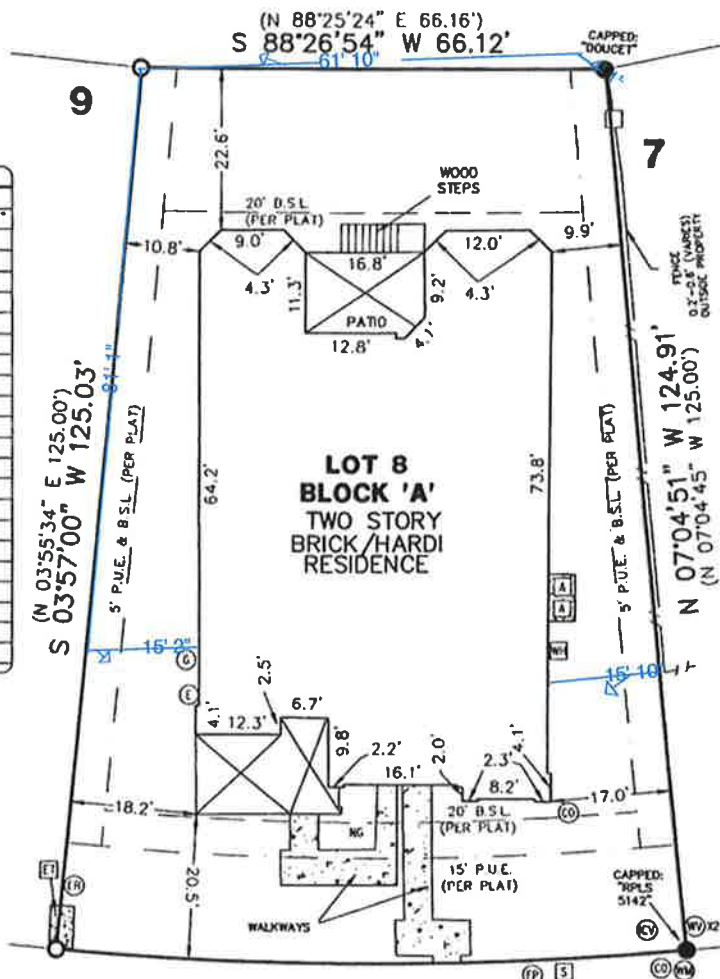


SCALE: 1"=20'

LEGEND	
●	1/2" (IR) IRON ROD FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
NG	NATURAL GROUND
()	RECORD INFORMATION
▨	COVERED AREA
—	WOOD FENCE
—	METAL FENCE
—	CONCRETE
⊠	AIR CONDITIONER
⊙	GAS METER
⊙	ELECTRIC METER
⊙	ELECTRIC RISER
⊙	ELECTRIC TRANSFORMER
⊙	WASTEWATER CLEANOUT
⊙	WATER METER
⊙	WATER VALVE
⊙	IRRIGATION CONTROL VALVE
⊙	WATER HEATER BOX
⊙	FOR SALE SIGN
⊙	FLAG POLE

Surveyor's Note:

The bearings shown hereon are based on the final plat of HEADWATERS AT BARTON CREEK, PHASE 1, according to the map or plat as recorded in Vol. 19, Pgs 161-168, Official Public Records, Hays County, Texas.



CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	470.00'	N 88°21'59" E	90.14'	90.28'
(C1)	470.00'	(N 88°25'25" E)	(90.14')	(90.28')

Notes:

- All easements, of which I have knowledge and those recorded easements furnished by Platinum Title and Fidelity National Title Insurance Company according to Title Commitment GF No. 19-62883-1, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- Restrictive covenants and easement rights as recorded in Vol. 19, Pgs. 161-168, Plat Records, Vol. 2475, Pg. 402, Doc. Nos. 2016-16015124, 2016-16015147, 2016-16015157, 2016-16015181, 2016-16015182, 2016-16015183, 2016-16015243, 17025706, 17025707, 17027934, and 18005875, Official Public Records, Hays County, Texas.
- Subject to building setback lines, easements, conditions, covenants, and restrictions as recorded in Vol. 19, Pgs. 161-168, Plat Records, and Doc. No. 18019152, Official Public Records, Hays 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: Platinum Title-Houston
 Date of Field Work: 3/8/19
 Field: Ffranco
 Tech: ISantos & FDBosque
 Date Drawn: 3/14/19
 Path: Projects\DreamFindersHomes\Headwaters1-xx\Titles\TOOB-00A-HWQBC-1.dwg



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C1
HAZY HILLS LOOP
 (60' R.O.W.)