

TITLE SURVEY

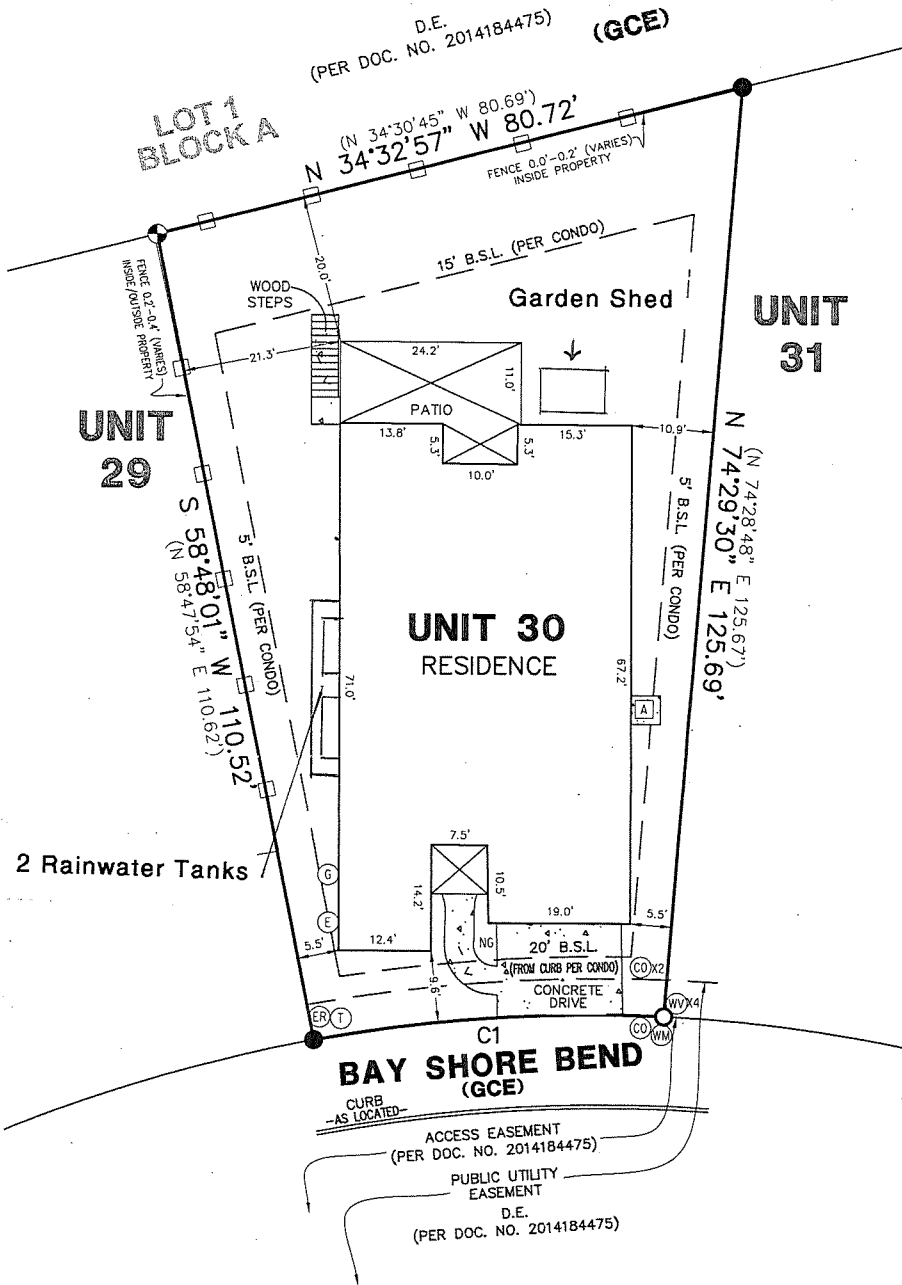
ATS Job #16120914s

Reference: Milner Address: 9110 Bay Shore Bend, Austin, Texas
UNIT 30, together with the undivided interest in and to the Common Elements appurtenant thereto, of Montebello Condominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium, as recorded in Doc. No. 2015173317, Official Public Records, Travis County, Texas.

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	205.00'	S 24°08'02" E	46.95'	47.05'
(C1)	(205.00')	(S 24°12'30" E)	(46.94')	(47.04')

SCALE: 1"=20'

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
○	COTTON SPINDLE FOUND
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
GCE	GENERAL COMMON ELEMENT
NG	NATURAL GROUND
()	RECORD INFORMATION
▨	COVERED AREA
□	METAL FENCE
▨	CONCRETE
[A]	AIR CONDITIONER
[G]	GAS METER
[E]	ELECTRIC METER
[T]	TELEPHONE RISER
[ER]	ELECTRIC RISER
[CO]	WASTEWATER CLEANOUT
[WM]	WATER METER
[WV]	WATER VALVE

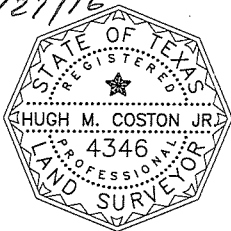


Surveyor's Note:
The bearings shown hereon are based on the Plats and Plans contained in MONTEBELLO CONDOMINIUMS, according to the Declaration of Condominium, as recorded in Doc. No. 2015173317, Official Public Records, Travis County, Texas.

- Notes:
- 1) All easements, of which I have knowledge and those recorded easements furnished by Stewart Title of Austin, LLC, and Stewart Title Guaranty Company in Title Commitment File No. 01247-60547, subject property are shown hereon.
 - 2) Restrictive covenants and easement rights as recorded in Doc. Nos. 2014184475, 2014185136, 2015173317, 2015175705, 2015195473, and 201400167 (Plat), Official Public Records, Travis County, Texas.
 - 3) Subject to easements, building setback lines, reserved easement rights, terms, conditions, and provisions as recorded in Doc. Nos. 2014105814, 2015038298, 2015137812, 2016017726, 2016166976, 2014184475, 2015157336, 2015173317, Official Public Records, Travis County, Texas.
 - 4) Subject to electric and guy wire easements as recorded in Vol. 1793, Pg. 395, Deed Records, Vol. 9788, Pg. 185, Real Property Records, and as shown on the plat of record in Doc. No. 201400167, Official Public Records, Travis County, Texas.
 - 5) Subject to a temporary access easement as recorded in Doc. No. 2010103982, as affected by the Reciprocal Easement Agreement as recorded in Doc. No. 2014105814, Official Public Records, Travis County, Texas.
 - 6) Subject to terms, conditions, and provisions of that certain easement and right-of-way as recorded in Doc. No. 2005007775, and as shown on the plat of record in Doc. No. 201400167, as affected by the Reciprocal Easement Agreement as recorded in Doc. No. 2014105814, Official Public Records, Travis County, Texas.
 - 7) Subject to a public utility easement as recorded in Doc. No. 2015038683, as affected by the Partial Release of Easement as recorded in Doc. Nos. 2015137813, and 2015137814, Official Public Records, Travis County, Texas.

I, Hugh M. Coston Jr., 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.

12/27/16



Hugh M. Coston Jr.
Hugh M. Coston Jr., RPLS No. 4346

Client: Stewart Title-Lakeway
Date of Field Work: 12/23/16
Field: JCurrie
Tech: ISantos & TPannell
Date Drawn: 12/27/16

Path: Projects\TaylorMorrisonHomes\Montebello\Titles\T-UNIT-30-MC.dwg

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