

TITLE SURVEY

ATS Job # 18042045s

Reference: _____ Giles _____ Address: 155 Bristlecone Drive, Driftwood, Texas
Lot 97, Block B, RIM ROCK, PHASE TWO, SECTION FOUR, a subdivision in Hays County, Texas,
according to the map or plat as recorded in Vol. 17, Pgs. 295-302, Plat Records, Hays County, Texas.

Surveyor's Note:
The bearings shown hereon are based on the
RIM ROCK, PHASE TWO, SECTION FOUR,
according to the map or plat as recorded in Vol. 17,
Pgs. 295-302, Plat Records, Hays County, Texas.



CRYSTAL OVERLOOK
VOL. 6, PAGE 49
H.C.P.R.

LOT 1

SCALE: 1"=50'

LEGEND	
	1/2" (IRF) IRON ROD FOUND CAPPED: "RJ SURVEYING" (Unless otherwise noted)
	COTTON SPINDLE FOUND
	RECORD INFORMATION
	B.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	R.O.W. RIGHT OF WAY
	D.E. DRAINAGE EASEMENT
	W.Q.E. WATER QUALITY EASEMENT
	H.C.P.R. HAYS COUNTY PLAT RECORDS
	O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
	A AIR CONDITIONER
	G GAS METER
	E ELECTRIC METER
	C CABLE RISER
	S SEPTIC
	CO WASTEWATER CLEANOUT
	WM WATER METER
	WV WATER VALVE
	P PROPANE - UNDERGROUND
	S SEPTIC SWITCH BOX
	COVERED AREA
	CONCRETE
	WIRE FENCE

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 according to Title Commitment GF No. 193970, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- 2) Restrictive covenants and easement rights as recorded in Vol. 17, Pgs. 295-302, Plat Records, Vol. 4253, Pg. 398, Vol. 4710, Pg. 819, Vol. 4750, Pg. 543, Vol. 4891, Pg. 415, & Vol. 4913, Pg. 250, Official Public Records, Hays County, Texas.
- 3) Subject to easements and building setback lines as recorded in Vol. 17, Pgs. 295-302, Plat Records, Hays County, Texas.
- 4) Subject to utility easement to Pedernales Electric Cooperative, Inc., (general type) "limited to a strip of land twenty (20') feet in width, being ten (10') feet on each side of the centerline of guy lines/[electric lines]", as recorded in Vol. 3708, Pg. 210, Official Public Records, Hays County, Texas.
- 5) Subject to utility easement to Pedernales Electric Cooperative, (PEC) Inc., (general type) limited to a strip of land fifteen (15') feet in width, being seven and one half (7.5') feet on each side of the centerline.. at the location of cables buried by PEC, Inc. as recorded in Vol. 4759, Pg. 451, Official Public Records, Hays County, Texas.
- 6) Easements as recorded in Vol. 157, Pgs. 45 & 47, Vol. 254, Pg. 218, Deed Records, Vol. 2358, Pg. 775 & Vol. 2544, Pg. 598, Official Public Records, Hays County, Texas, DO NOT AFFECT subject Lot 97, Block B, shown hereon.

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, RPLS No. 5738
Client: Stewart Title - SMopac
Date of Field Work: 5/29/18
Field: PArizpe
Tech: MBalton

Date Drawn: 5/30/18 Revised: 6/1/18

Path: Projects\DreamFindersHomes\RimRock2-4\Titles\T097-00B-RIMR2-4.dwg

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 88°46'13" E	48.92'
(L1)	(S88°39'10"W)	(48.89')

CURVE DATA TABLE			
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH ARC LENGTH
C1	25.00'	S 46°19'01" E	35.27' 39.15'
(C1)	(25.00')	(N46°20'50"W)	(35.35') (39.27')
C2	195.00'	N 57°37'48" E	201.05' 211.23'
(C2)	(195.00')	(S57°37'34"W)	(201.02') (211.19')

LOT 96

LOT 97
BLOCK B

N 39°38'41" W 469.71'
15' B.L., D.E. & P.U.E. (PER PLAT)

CRYSTAL HILLS DR.
(60' R.O.W.)
S 01°22'02" E 532.05'
(S01°20'50" E 532.02')
H.C.P.R.
VOL. 2, PGS. 249-250

WIRE FENCE VARIES
0.3' INSIDE - 4.5' OUTSIDE PROPERTY

15' D.E. (PER PLAT)

50' B.L. (PER PLAT)

70' B.L. (PER PLAT)

CONCRETE DRIVEWAY

15' P.U.E. (PER PLAT)

30' D.E. & W.Q.E. (PER PLAT)

15' P.U.E. (PER PLAT)

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