

312 Triumph Road Survey

TITLE SURVEY

ATS Job # 15101344s

Reference: Ramon Address: 312 Triumph Road, Buda, Texas
Lot 23, Block B, SHADOW CREEK PHASE EIGHT SECTION ONE, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 18, Pgs. 175-176, Plat Records, Hays County, Texas.

SCALE: 1"=20'

LEGEND	
●	1/2" (IRF) 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
()	RECORD INFORMATION
▨	COVERED AREA
▨	WOOD FENCE
▨	CONCRETE
D.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
D.R.H.C.T.	DEED RECORDS HAYS COUNTY TEXAS
[A]	AIR CONDITIONER
[G]	GAS METER
[E]	ELECTRIC METER
[C]	CABLE RISER
[ER]	ELECTRIC RISER
[CV]	IRRIGATION CONTROL VALVE
[CO]	WASTEWATER CLEANOUT
[WM]	WATER METER
[WV]	WATER VALVE

Notes:

- All easements, of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company and Graystone Title according to Title Commitment GF No. 01460-3773, 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. 2850, Pg. 696, Vol. 2709, Pg. 724, Vol. 2856, Pg. 825, Vol. 3863, Pg. 594, Vol. 3913, Pg. 292, Vol. 4215, Pg. 260, Vol. 4245, Pg. 763, Vol. 4282, Pg. 429, Vol. 4296, Pg. 83, Vol. 5168, Pgs. 523 & 673, Official Public Records, Vol. 18, Pgs. 175-176, Plat Records, Hays County, Texas.
- Subject to easements and building setback lines as recorded in Vol. 18, Pgs. 175-176, Plat Records, and Vol. 5211, Pgs. 1 & 9, Official Public Records, Hays County, Texas.
- Subject to an easement as recorded in Vol. 95, Pgs. 151-152, Deed Records, partially released by Vol. 2086, Pg. 260 and Vol. 2100, Pg. 404 and amended in Vol. 2609, Pg. 343, Official Public Records, Hays County, Texas.
- Subject to an easement as recorded in Vol. 102, Pgs. 371 & 483 and Vol. 156, Pgs. 216 & 244, Deed Records, partially released by Vol. 2086, Pgs. 244, 248, 252, & 256 and amended by Vol. 2609, Pg. 343, Official Public Records, Hays County, Texas.
- Subject to easements as recorded in Vol. 185, Pg. 222, Vol. 1030, Pg. 183, Vol. 1277, Pg. 543, and Vol. 229, Pgs. 106, 117, 183, & 120, Deed Records, Vol. 1076, Pg. 509, Vol. 1201, Pg. 281, and Vol. 1252, Pg. 843, Official Public Records, Hays County, Texas.
- Subject to an easement as recorded in Vol. 95, Pg. 149, Deed Records, partially released by Vol. 2086, Pg. 228 and amended in Vol. 2609, Pg. 343, Official Public Records, Hays County, Texas.
- Subject to an easement as recorded in Vol. 102, Pg. 424, and Vol. 156, Pg. 222, Deed Records, partially released in Vol. 2086, Pgs. 232 & 236 and amended in Vol. 2609, Pg. 343, Official Public Records, Hays County, Texas.
- Subject to easements and easement provisions as recorded in Vol. 2850, Pg. 696, and Vol. 2506, Pg. 398, Official Public Records, Hays 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.

Hugh M. Coston Jr., RPLS No. 4346

Client: Graystone Title

Date of Field Work: 11/18/15

Field: MAIfaro

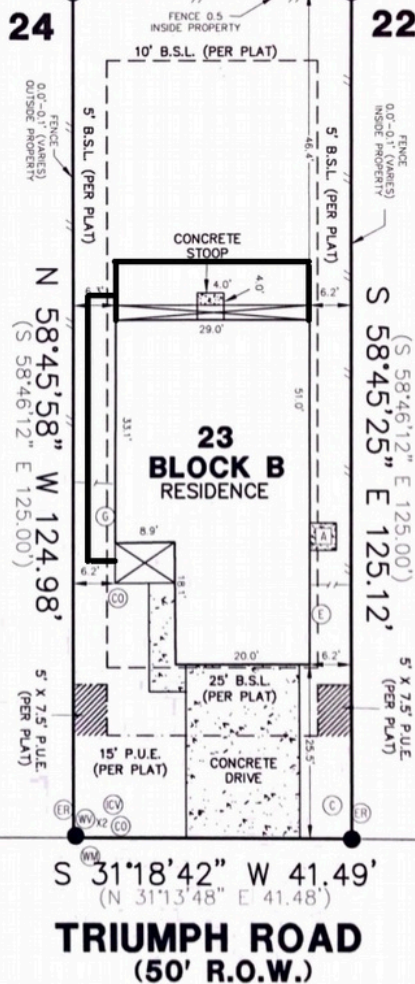
Tech: ISantos & FDBosque

Date Drawn: 11/19/15

Path: Projects\MilestonecomBuilders\ShadowCreekB-1\Titles\T023-00B-SCB-1.dwg



CALLLED 290.379 ACRES
HAYS SHADOW CREEK DEVELOPMENT, INC.
EXHIBIT A-1
VOL. 2631, PG. 120
O.P.R.H.C.T.
100' WIDE LCRA ELECTRIC, WATER & WASTEWATER
EASEMENT VOL. 148, PGS. 265, 539 & 560 AND
VOL. 1493, PG. 841 D.R.H.C.T.
(N 31°13'48" E 41.48')
N 31°07'08" E 41.51'



Surveyor's Note:
The bearings shown hereon are based on the final plat of SHADOW CREEK PHASE EIGHT SECTION ONE, according to the map or plat as recorded in Vol. 18, Pgs. 175-176, Plat Records, Hays County, Texas.

ATS
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