

# TITLE SURVEY

ATS Job #19090424s

Reference: Anderson Address: 9516 Hunter Lane, Austin, Texas

Lot 73, Block A, THE RESERVE AT SOUTHPARK MEADOWS II, PHASE 2A/3A, A PARTIAL RESUBDIVISION OF LOT 30, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat as recorded in Doc. No. 201400142, Official Public Records, Travis County, Texas.

SCALE: 1"=20'

LEGEND	
●	½" (IRF) IRON ROD FOUND
○	½" (IRS) IRON ROD SET "ATS ENGINEERS"
B.S.L.	BUILDING SETBACK LINE
E.T.E.	ELECTRIC & TELEPHONE ESM'T
R.O.W.	RIGHT OF WAY
OPR	OFFICIAL PUBLIC RECORDS
C.C.R.	COVENANTS, CONDITIONS, RESTRICTIONS
( )	RECORD INFORMATION
⊗	COVERED AREA
---	WOOD FENCE
▨	CONCRETE
A	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
CO	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE (28" ELECTRIC)

*Goldilocks Anderson*

## Surveyor's Note:

The bearings shown hereon are based on the final plat of THE RESERVE AT SOUTHPARK MEADOWS II, PHASE 2A/3A, A PARTIAL RESUBDIVISION OF LOT 30, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION, according to the map or plat as recorded in Doc. No. 201400142, Official Public Records, Travis County, Texas.

## Notes:

- All easements, of which I have knowledge and those recorded easements furnished by Austin Title and Alamo Title Insurance in Title Commitment GF No. AUT-41-665-AUT19009792P, that DO AFFECT the subject property are shown hereon.
- Restrictive covenants and easement rights as recorded in Doc. Nos. 200600268 (plat), 201400142 (plat), 2005106429, 2006098312, 2006199116, 2006204965, 2007030946, 2007151590, 2008145265, 2009039504, 2009098102, 2009131283, 2011143785, 2011184408, 2012008323, 2012035696, 2012155199, 2013177060, 2013213572, 2014056998, 2014069560, 2014116381, 2014116461, 2014141689, 2014141690, 2014141691, 2014142649, 2015022790, 2016069285, 2017191568, 2018049360, 2018164563, and 2019022430, Official Public Records, Travis County, Texas.
- Subject to easements, building setbacks lines, terms, conditions, and stipulations as recorded in Doc. Nos. 201400142, 200600268, 1999109724, 2005136749, and 2006199116, Official Public Records, Travis County, Texas.
- Subject to easements, easement rights, and building setback lines as recorded in Doc. No. 2006204965 as may be affected by Doc. No. 2015022790, and 2017191568, 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.

Hugh M. Coston Jr., RPLS No. 4346

Client: Austin Title-N Mopac

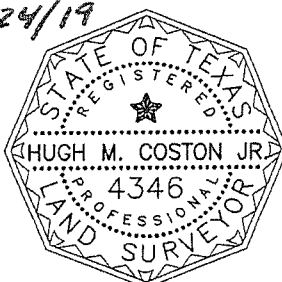
Date of Field Work: 9/18/19

Field: ZWimm

Tech: ISantos & SBerg

Date Drawn: 9/24/19

Path: Projects\BuffingtonSignatureHomes\SouthparkMeadows-II-2A-3A\Titles\T073-00A-RSPMII-2A-3A.dwg



www.ats-engineers.com

TBPLS FIRM REG. #10126000

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