

TITLE SURVEY

ATS Job # 09091712s

LEGEND	
●	½" (RF) IRON ROD FOUND (unless noted)
○	½" (RS) IRON ROD SET "ATS ENGINEERS"
()	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
(1)	TELEPHONE RISER
OFFICIAL	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
S.E.	SLOPE EASEMENT
A.E.	ACCESS EASEMENT

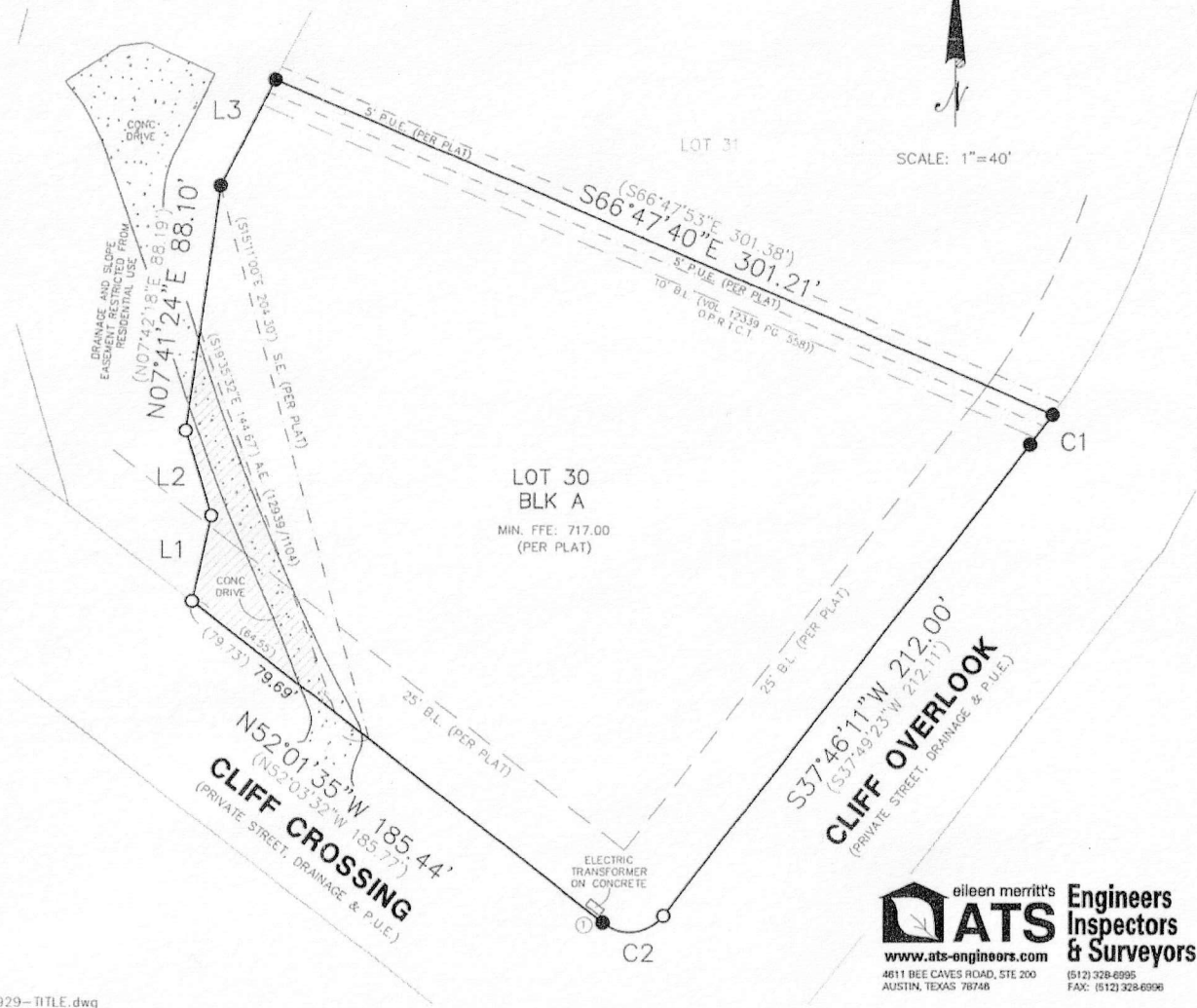
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 12°26'09" E	31.25'
(L1)	(N 12°26'09" E)	(31.25')
L2	N 16°53'48" W	31.60'
(L2)	(N 16°53'48" W)	(31.60')
L3	N 27°14'22" E	42.04'
(L3)	(N 27°14'22" E)	(42.04')

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	270.00'	S 36°37'09" W	13.43'	13.43'
(C1)	(270.00')	(S 36°24'14" W)	(13.37')	(13.38')
C2	15.00'	S 83°21'47" W	21.52'	23.99'
(C2)	(15.00')	(S 82°56'28" W)	(21.21')	(23.56')

Reference: MARTIN Address: 2900 Cliff Overlook, Spicewood, TX
 Lot 30, Block A, LAKECLIFF ON LAKE TRAVIS SECTION THREE, according to the map or
 plat thereof recorded in Volume 97, Pages 80-81, Plat Records, Travis County, Texas.



SCALE: 1"=40'



Notes:

- 1) All easements, of which I have knowledge and those recorded easements furnished by Titor Title Insurance Company according to Title Commitment GF No. 0919019-RBD, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- 2) Restrictive covenants recorded in Volume 97, Pages 80-81, Plat Records, Volume 12339, Page 558, Volume 12716, Page 744, Real Property Records, Document No. 2001200458, Official Public Records, Travis County, Texas.
- 3) Easements and building setback lines and other matters contained in Declaration of Covenants, Conditions and Restrictions, recorded in Volume 12339, Page 558, Real Property Records, Travis County, Texas.
- 4) Subject to Volume 12939, Page 1104, and Volume 12130, Page 1704, Real Property Records, Travis 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: Buttruss Fee Office
 Date of Field Work: 09/25/2009
 Field: MPutman
 Tech: CRamirez
 Date Drawn: 10/01/2009
 Path: Projects/...BULK/CliffOverlook2900/Production/Dwgs/CliffOverlook2900-090929-TITLE.dwg



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