

# TITLE SURVEY

Job # 07061802s

Reference: GMAC

Address: 104 Desert Forest Court, Lakeway, TX ✓

Lot 123, FLINTROCK AT HURST CREEK PHASE 3, DOCUMENT NO. 200500327, Plat Records of Travis County, Texas.

SCALE: 1"=30'

121

122

123

124

DESERT FOREST COURT  
(60' ROW)  
N50°55'27"W 33.73'  
(N51°20'34"W 33.84')  
C1

BEARING BASIS  
N36°38'45"E 165.49'  
N36°38'45"E 164.87'

TWO STORY  
STUCCO STONE

S43°33'47"E 55.44'  
S43°34'12"E 55.47'

DETAIL:  
NOTE NOT  
TO SCALE

LEGEND	
●	IRON ROD FOUND
( )	IRON ROD W/ 'ATS' CAP SET
BL	RECORD INFORMATION
BL	BUILDING LINE
PUE	PUBLIC UTILITY EASEMENT
W	WATER METER
W	WATER VALVE
W	ELECTRIC METER
W	GAS METER
W	WASTEWATER CLEANOUT
W	CABLE RISER
W	TELEPHONE RISER
W	ELECTRICAL XFORMER
W	ELECTRIC UNDERGROUND VAULT
W	FIRE HYDRANT
W	A/C UNIT

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 52°41'28" W	325.00	15.29	15.29
C1	N 52°11'13" W	325.00	15.41	15.41

## Notes:

- 1) All easements, of which I have knowledge and those recorded easements furnished by B-D-R Title Corporation of Texas, Inc. and Fidelity National Title Insurance Company in Title Commitment GF No. 1353ATR, that DO AFFECT the subject property are shown hereon.
- 2) Subject to any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Document No. 2000080983, 2001096568, 2005167713, 200500327, Official Public Records, Travis County, Tx.
- 3) Terms, Conditions, and Stipulations in the Agreement recorded in Document No(s) 200500327(plat), 2000080983, 2001096568, 2001120522, 2002024423, 2002024424, 2002085694, 2005167713, 200500327, 2001004888, 2006229354, Official Public Records, Travis County, Tx., DO AFFECT the subject property.
- 4) Building setback lines as shown hereon are per plat, as recorded in Doc. No. 200500327, Plat Records, Travis County, Tx.
- 5) Doc. No. 2001004888, 2006212897, 2007087291 Official Public Records, Travis County, Tx., DOES NOT AFFECT the subject tract.

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: BDR TITLE

Date of Field Work: 06/20/2007

Field: F.Harris

Tech: F.D.Bosque

Date Drawn: 06/28/2007

Path: Projects/MercedesHomes/FlintrockHC3/dwgs/123t.dwg



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