

# TITLE SURVEY

ATS Job #16122929s

Reference: Berggren Address: 147 Wainscot Oak Way, San Marcos, Texas  
Lot 12, Block L, FINAL PLAT: BLANCO VISTA TRACT E-1, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 18, Pgs. 157-160, Plat Records, Hays County, Texas.

CARMA BLANCO VISTA, LTD.  
PORTION OF (199.323 ACRES)  
(2494/616)

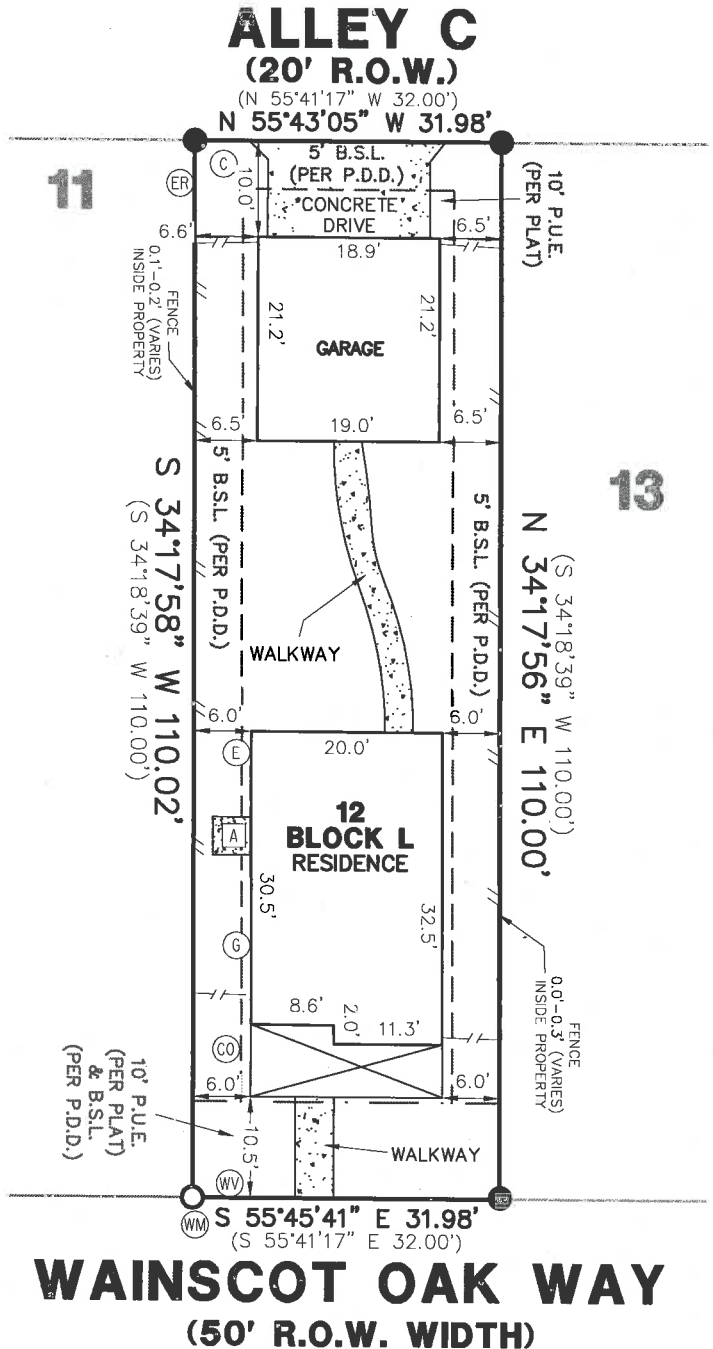


SCALE: 1"=20'

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
P.D.D.	PLANNED DEVELOPMENT DISTRICT
( )	RECORD INFORMATION
	COVERED AREA
	WOOD FENCE
	CONCRETE
	AIR CONDITIONER
	GAS METER
	ELECTRIC METER
	CABLE RISER
	ELECTRIC RISER
	WASTEWATER CLEANOUT
	WATER METER
	WATER VALVE

## Notes:

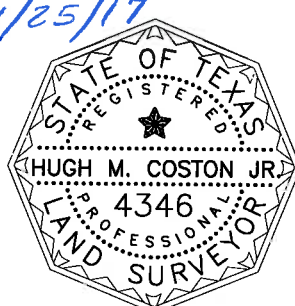
- 1) All easements, of which I have knowledge and those recorded easements furnished by WFG National Title Insurance Company and Corridor Title in Title Commitment File No. 16-2129-S, that DO AFFECT the subject property are shown hereon.
- 2) Restrictive covenants and easement rights as recorded in Vol. 3062, Pg. 327, Vol. 3585, Pg. 696, Vol. 3673, Pg. 130, Vol. 4469, Pg. 518, Vol. 4473, Pg. 73, Vol. 4741, Pg. 468, Vol. 4763, Pg. 490, Vol. 4828, Pg. 620, Vol. 5011, Pg. 105, Vol. 5105, Pg. 816, Vol. 5134, Pg. 555, Vol. 5328, Pg. 182, Vol. 5374, Pgs. 528 & 854, Vol. 5375, Pg. 586, and Vol. 5178, Pg. 263, Official Public Records, and Vol. 18, Pgs. 157-160, Plat Records, Hays County, Texas.
- 3) Subject to building setback lines and easements as recorded in Vol. 18, Pgs. 157-160, Plat Records, Hays County, Texas.



**Surveyor's Note:**  
The bearings shown hereon are based on the final plat of FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT E-1, according to the map or plat as recorded in Vol. 18, Pgs. 157-160, Plat 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.*  
01/25/17  
Hugh M. Coston Jr., RPLS No. 4346  
Client: Corridor Title-SM  
Date of Field Work: 1/24/17 & 1/25/17  
Field: MAIforo  
Tech: ISantos & FDBosque  
Date Drawn: 1/25/17  
Path: Projects\PacesetterHomes\BlancoVistaTractE-1\Titles\T012-00L-BLAV-E-1.dwg



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