

# TITLE SURVEY

ATS Job #15041337s

Reference: Haba/Underwood Address: 12912 Ship Bell Drive, Manor, Texas  
 Lot 46, Block C, Bell Farms, Phase 3, a subdivision in Travis County, Texas, according to the map or plat as recorded in Doc. No. 201400093, Official Public Records, Travis County, Texas.



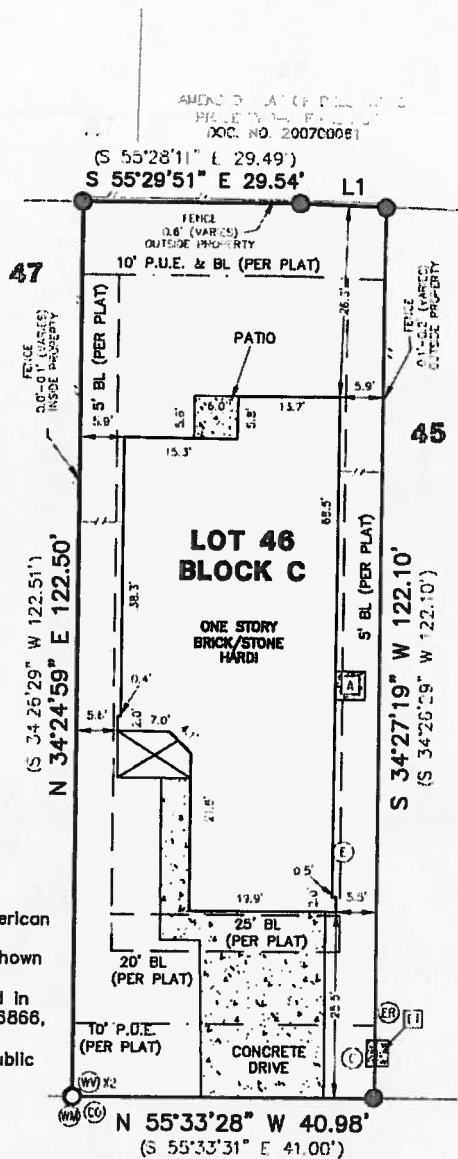
SCALE: 1"=20'

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
BL	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION
▨	COVERED AREA
---	WOOD FENCE
R.O.W.	RIGHT OF WAY
---	CONCRETE
(A)	AIR CONDITIONER
(E)	ELECTRIC METER
(C)	CABLE RISER
(T)	ELECTRIC TRANSFORMER
(R)	ELECTRIC RISER
(W)	WASTEWATER CLEANOUT
(M)	WATER METER
(V)	WATER VALVE

**Surveyor's Note:**  
 The bearings shown hereon are based on the final plat of Bell Farms, Phase 3, according to the map or plat as recorded in Doc. No. 201400093, Official Public Records, Travis County, Texas.

- Notes:**
- All easements, of which I have knowledge and those recorded easements furnished by Gracy Title and First American Title Insurance Company, in Title Commitment File No. 01247-38503, that DO AFFECT the subject property are shown hereon.
  - Restrictive covenants and easement rights as recorded in Doc. Nos. 2005083478, 2005083741, 2005176865, 2005176866, 2006150699, 2007021457, 2008113567, 2012023200, 2012051133, 2014068929 and 201400093 (plat), Official Public Records, Travis County, Texas.
  - Subject to building setback lines and easements as recorded in Vol. 867, Pg. 34, Deed Records, and Doc. No. 201400093, 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.



**SHIP BELL DRIVE**  
 (50' R.O.W.)

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 53°12'22" E	11.54'
(L1)	(S 53°44'53" E)	(11.52')

*Hugh M. Coston Jr.* 4/21/15  
 Hugh M. Coston Jr., RPLS No. 4346  
 Client: Gracy Title-Congress  
 Date of Field Work: 4/21/15  
 Field: TBazar  
 Tech: FDBosque  
 Date Drawn: 4/21/15  
 Path: Projects\Pacesetter\BellFarms3\Titles\T-046-00C-BF3.dwg



ellen merritt's  
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