

TITLE SURVEY

ATIS Job #18070533s

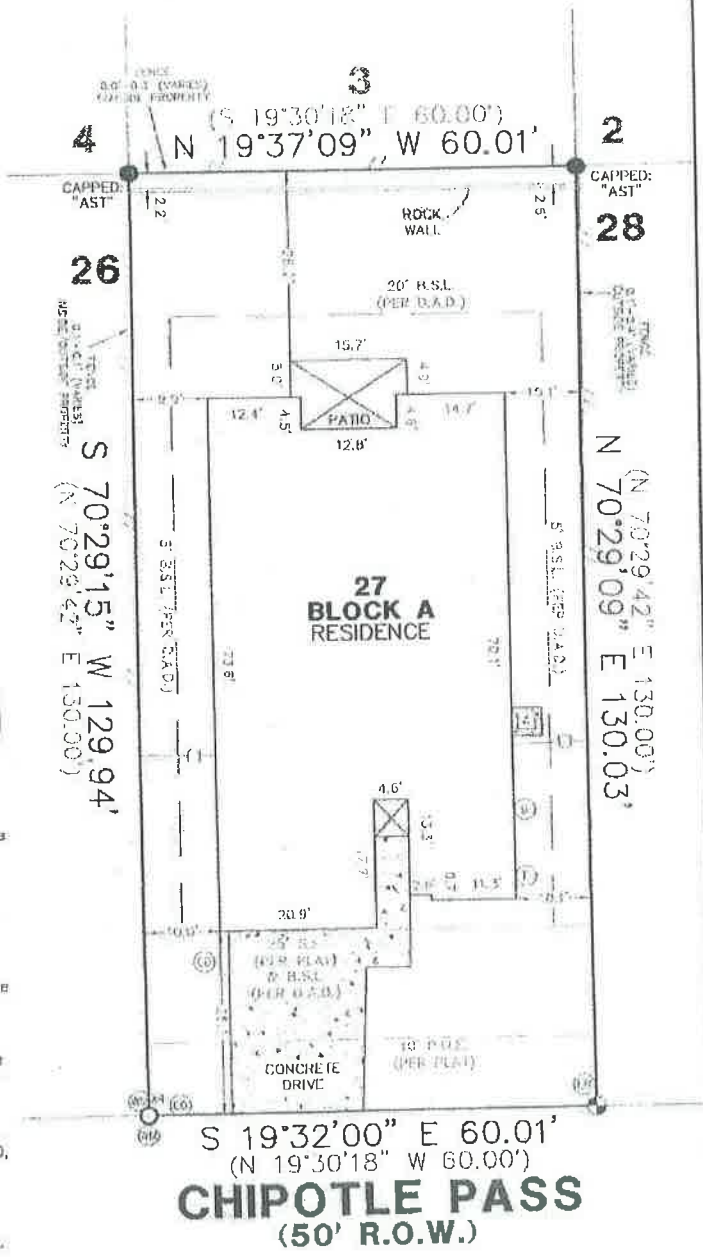
Reference: Johnson Address: 22316 Chipotle Pass, Spicewood, Texas
 Lot 27, Block A, WEST CYPRESS HILLS PHASE TWO, SECTION THREE, a subdivision in Travis County, Texas, according to the plat as recorded in Doc. No. 201400218, Official Public Records, Travis County, Texas.

SCALE: 1"=20'

LEGEND	
	5" (IRF) IRON ROD FOUND
	5" (IRS) IRON ROD SET "ATS ENGINEERS"
	COTTON SPINDLE FOUND
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	RIGHT OF WAY
	DEVELOPMENT AREA DECLARATION
	SLOPE EASEMENT
	RECORD INFORMATION
	COVERED AREA
	WOOD FENCE
	METAL FENCE
	CONCRETE
	AIR CONDITIONER
	GAS METER
	ELECTRIC METER
	ELECTRIC RISER
	WASTE WATER CLEANOUT
	WATER METER
	WATER VALVE

Surveyor's Note:
 The bearings shown hereon are based on the final plat of WEST CYPRESS HILLS PHASE TWO, SECTION THREE, according to the map or plat as recorded in Doc. No. 201400218, Official Public Records, Travis County, Texas.

- Notes:
- 1) All easements, of which I have knowledge and those recorded easements furnished by Old Republic Title and Old Republic National Title Insurance Company according to Title Commitment of No. 1869HL, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
 - 2) Restrictive covenants and easement rights as recorded in Doc. Nos. 2006220570, 2006222235, 2007167594, 2007170572, 2008049036, 2011028164, 2012005832, 2014144955, 2014144956, 2015032571, 2017185180, 2018004904, and 2018087579, Official Public Records, Travis County, Texas.
 - 3) Subject to building setback lines and easements as recorded in Doc. No. 201400218, Official Public Records, Travis County, Texas.
 - 4) Subject to an easement as recorded in Doc. No. 2002049329, and 2016005756, Official Public Records, Travis County, Texas.



CHIPOTLE PASS (50' R.O.W.)

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.

11/26/18

Hugh M. Coston Jr.
 Hugh M. Coston Jr., RPLS No. 4346
 Client: Old Republic Title
 Date of Field Work: 7/31/18 & 11/16/18
 Field: JCurrie
 Tech: ISantos
 Date Drawn: 8/8/18 & 11/26/18
 Path: Projects\HighlandHomes\WestCypressHills2--5\Titles\1027--00A--WCH2- 3.dwg



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11/29/18
 Craig Samuel Faber II