

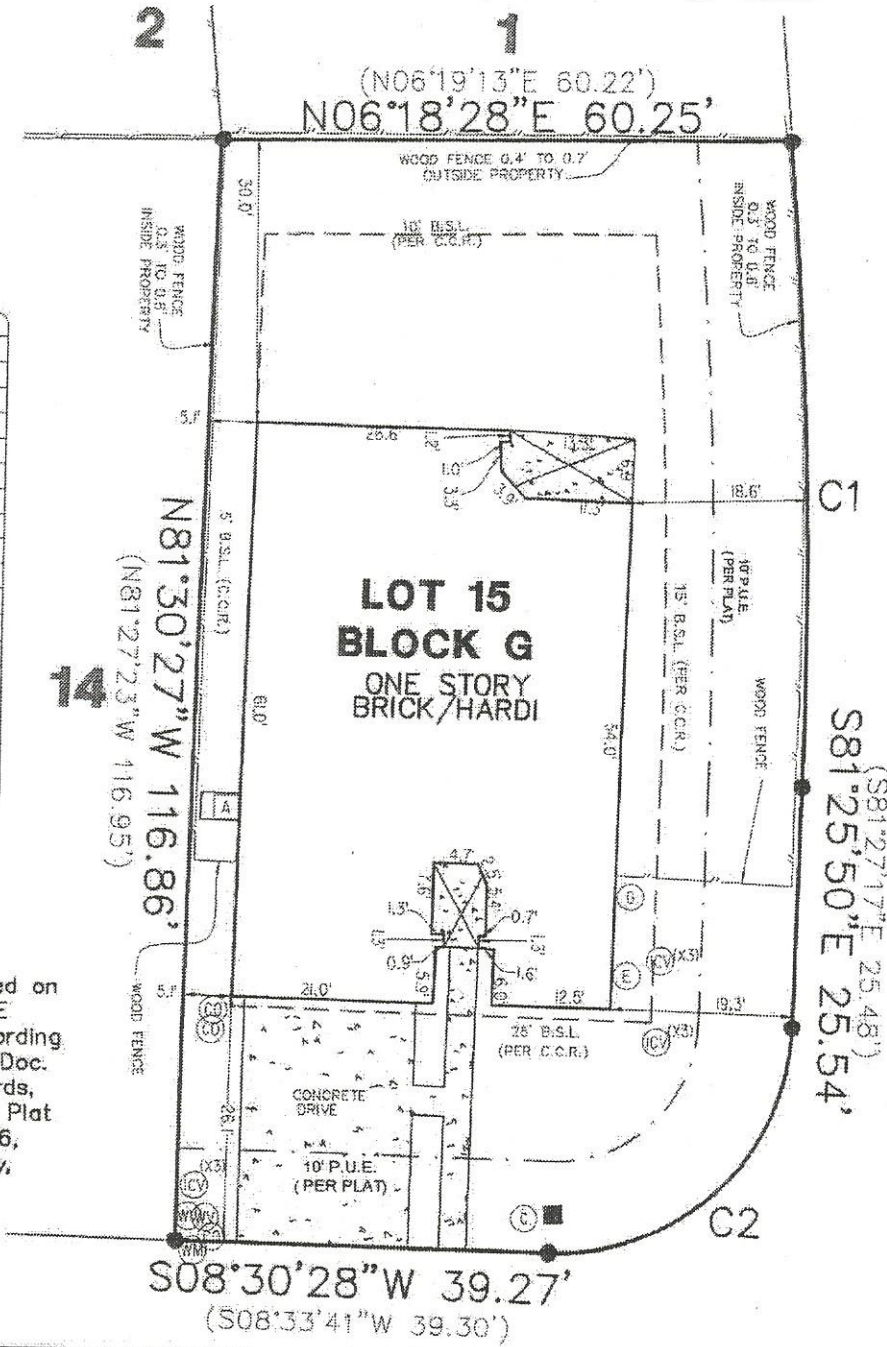
# TITLE SURVEY

ATS Job # 12053004s

Reference: Bolin Address: 2724 Lane City Drive, Austin, Texas  
 Lot 15, Block G, KNOLLWOOD ON THE COLORADO RIVER SECTION ONE, according to the map or plat recorded in Doc. No. 200800244, Official Public Records, Ratification of Plat recorded in Doc. No. 2009038346, Official Public Records, Travis County, Texas.

SCALE: 1"=20'

LEGEND	
●	1/2" IRON ROD FOUND
—	R.O.W. RIGHT OF WAY
( )	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.C.R.	COVENANTS, CONDITIONS, AND RESTRICTIONS
(WM)	WATER METER
(WV)	WATER VALVE
(CW)	WASTEWATER CLEANOUT
(EM)	ELECTRIC METER
(GM)	GAS METER
(A)	AIR CONDITIONER
—	WOOD FENCE
—	CONCRETE
(C)	CABLE RISER
—	COVERED AREA
(IC)	IRRIGATION CONTROL VALVE
■	ELECTRIC UNDERGROUND VAULT



BAY CITY BEND (50' R.O.W.)

**Surveyor's Note:**  
 The bearings shown hereon are based on the final plat of KNOLLWOOD ON THE COLORADO RIVER SECTION ONE, according to the map or plat recorded under Doc. No. 200800244, Official Public Records, Travis County, Texas. Ratification of Plat recorded under Doc. No. 2009038346, Official Public Records, Travis County, Texas.

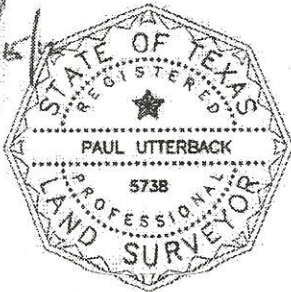
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	575.00	S 84°57'11" E	68.89	68.94
(C1)	(575.00)	(S 84°53'31" E)	(68.95)	(68.99)
C2	25.00	S 36°21'27" E	35.34	39.25
(C2)	(25.00)	(S 36°26'48" E)	(35.36)	(39.28)

**LANE CITY DRIVE (50' R.O.W.)**

- Notes:**
- All easements, of which I have knowledge and those recorded easements furnished by Gracy Title & First American Title Insurance Company in Title Commitment File No. 1206453, that DO AFFECT the subject property are shown hereon.
  - Restrictive covenants and easement rights as recorded in Doc. No. 2008142528, Official Public Records and Plat record in Doc. No. 200800244, Official Public Records, Travis County, Texas.
  - Subject to easements, building setback lines, terms, conditions, and stipulations recorded in Doc. Nos. 200800244 and 2008142528, Official Public Records, Travis County, Texas.
  - Subject to a right to grant additional easements as reserved on the plat of record recorded in Doc. No. 200800244, Official Public Records, Travis County, Texas.
  - Subject to easement provisions of declaration recorded in Doc. No. 2008142528, Official Public Records, Travis County, Texas.
  - Subject to a pipeline and appurtenances easement recorded in Vol. 927, Pg. 633, Deed Records, Travis County, Texas, to the extent that the same may affect the subject property.
  - Subject to a pipeline easement recorded in Vol. 2725, Pg. 40, Deed Records, Travis County, Texas, to the extent that the same may affect the subject property.

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: Gracy Title-Congress  
 Date of Field Work: 06/14/2012  
 Field: F.Harris  
 Tech: F.D.Bosque & TSpivey  
 Date Drawn: 06/15/2012  
 Path: Projects\AnteroHomes\KnollwoodOnTheColorado1\Dwgs\Titles\T015-00G-KWCR1.dwg



eileen meritt's  
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