

TITLE SURVEY

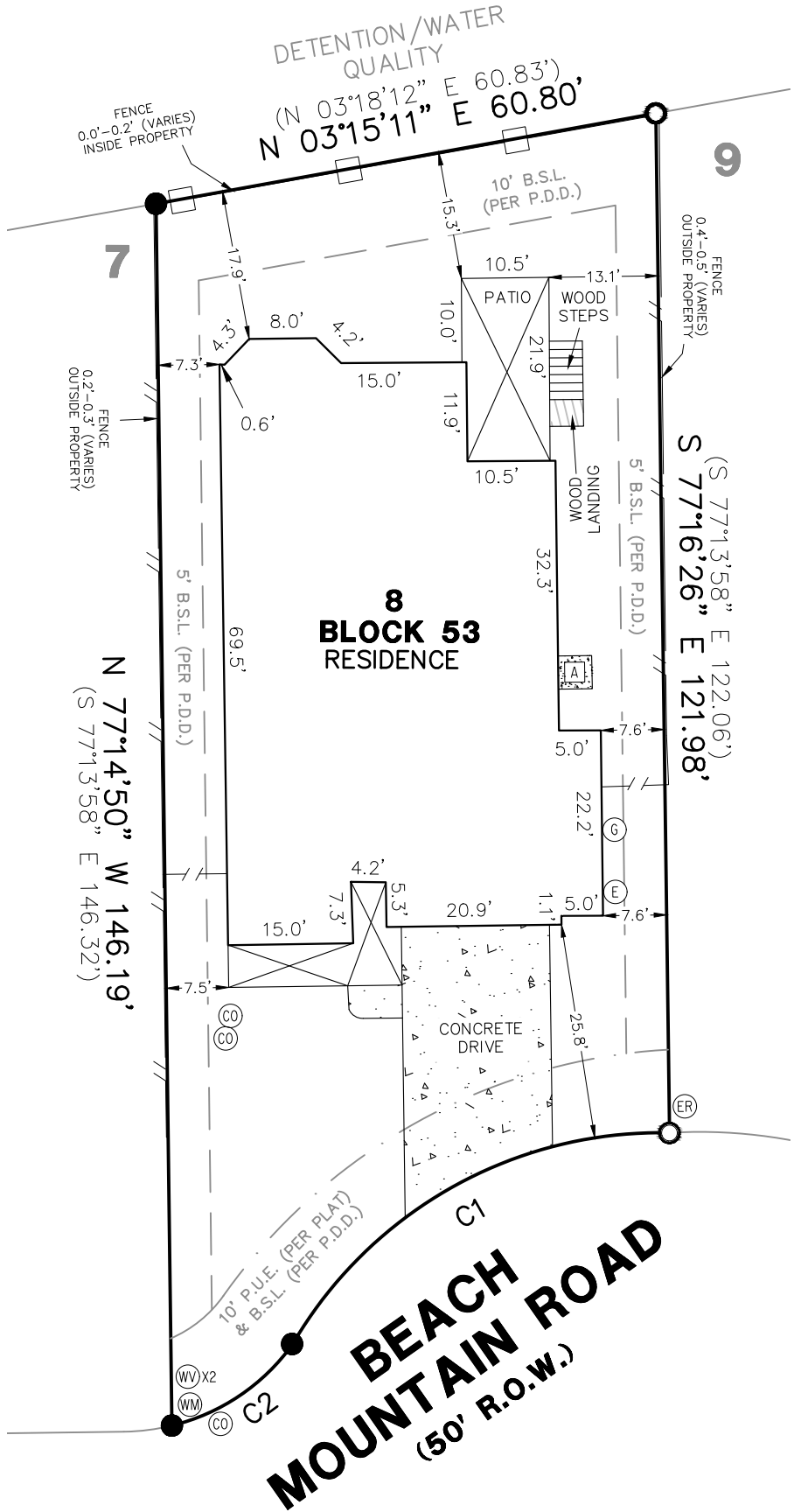
ATS Job # 21041615s

Reference: Collier Address: 293 Beach Mountain Road, Dripping Springs, Texas
Lot 8, Block 53, AMENDED FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS, a subdivision in Hays County, Texas, according to the map or plat as recorded in Doc. No. 21004433, Plat Records, Hays County, Texas.

SCALE: 1"=20'

LEGEND	
●	1/2" (IRF) IRON ROD FOUND CAPPED: "DOUCET"
○	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
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
()	RECORD INFORMATION
⊗	COVERED AREA
—/—	WOOD FENCE
□	METAL FENCE
▨	CONCRETE
A	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
ER	ELECTRIC RISER
CO	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	60.00'	S 15°46'36" E	51.75'	54.27'
(C1)	(60.00')			(53.50')
C2	25.00'	S 20°27'21" E	17.40'	17.77'
(C2)	(25.00')			(17.77')



Surveyor's Note:

The bearings shown hereon are based on the final plat of AMENDED FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS, according to the map or plat as recorded in Doc. No. 21004433, Official Public Records, Hays County, Texas.

Notes:

- 1) All easements, of which I have knowledge and those recorded easements furnished by Carefree Title Agency Inc. and First American Title Insurance Company according to Title Commitment GF No. AUS-43653, 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. 20003093(Plat), 21004433(RePlat), 18028627, 20002752, 20002813, 20002814, 20002815, 20002853, and 20004694, Official Public Records, Hays County, Texas.
- 3) Subject to building setback lines and easements as recorded in Doc. Nos. 20003093(Plat), 18028627, 18036174, 18036175, 20002813, 20004694, Official Public Records, Vol. 187, Pg. 478, Deed Records, Hays County, Texas.

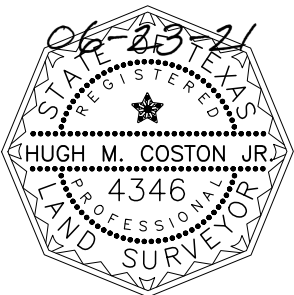
I, Hugh M. Coston Jr., HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property 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.
Hugh M. Coston Jr., RPLS No. 4346

Client: Carefree Title Agency, Inc.
Date of Field Work: 06/09/2021 & 06/21/2021
Field: JCurrie

Tech: ISantos & FDBosque & HMCostonjr
Date Drawn: 06/22/2021 & 06/23/2021

Path: Projects\MeritageHomes\BigSkyRanch1\Titles\T008-053-BSR-1.dwg



**ATS Engineers
Inspectors
& Surveyors**

www.ats-engineers.com

TBPLS FIRM REG. #10126000

4910 West Hwy 290
AUSTIN, TEXAS 78735

(512) 328-6995
FAX: (512) 328-6996