

# TITLE SURVEY

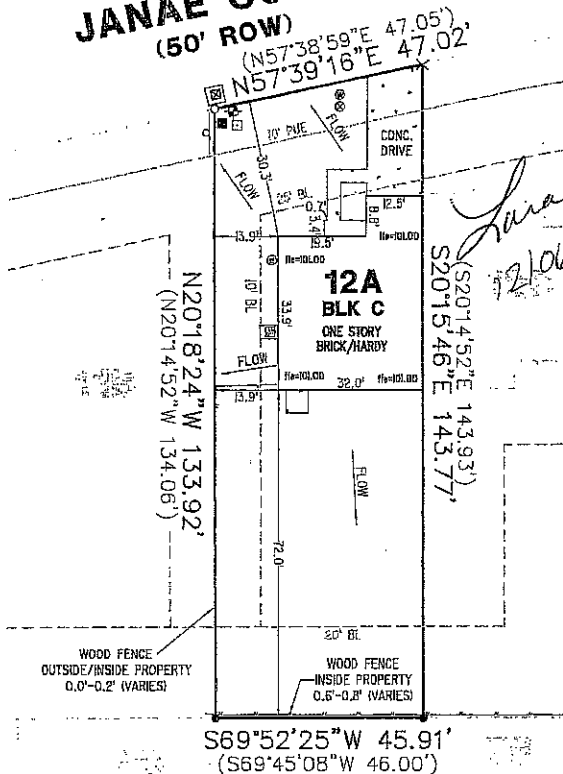
ATS Job # 06110205s

Reference: Hinson Address: 1018 Janae Court, Georgetown, TX  
 Lot 12A, THE TOWNHOMES AT KATY CROSSING (A Resubdivision of Lot 10, Block C, Katy Crossing Section Two), Cabinet AA, Slides 320, Plat Records, Williamson County, Texas.

**JANAЕ COURT**  
 (50' ROW)

SCALE: 1"=30'

LEGEND	
●	IRON ROD FOUND
○	IRON ROD W/ 'ATS' CAP SET
⋈	RECORD INFORMATION
—	BUILDING LINE
BL	PUBLIC UTILITY EASEMENT
⊙	WATER METER
⊕	WATER VALVE
⊙	ELECTRIC METER
⊕	GAS METER
⊙	WASTEWATER CLEANOUT
⊕	CABLE RISER
⊕	TELEPHONE RISER
⊕	ELECTRICAL TRANSFORMER
⊕	ELECTRIC UNDERGROUND VAULT
⊕	SEWER COVER
⊕	A/C UNIT
X	"X" SET IN CONCRETE



**Notes:**

- 1) The BEARING BASIS for this survey is based upon the inverse between a 1/2" iron rod found with cap marked "Austin" for the northwest (left rear) corner of lot 25B and a 1/2" iron rod for the southeast (right rear) corner of lot 15A (both of Block A), the said bearing being S22°16'14"E.
- 2) All building lines and easements shown on the record subdivision plat are shown hereon.
- 3) All easements of which I have knowledge and those furnished by Independence Title Company (Round Rock) and Fidelity National Title Company in Title Commitment G.F. No. 0612779-R11, DO AFFECT the subject property and are shown hereon.
- 4) Restrictive covenants and easement rights recorded under Cab. P, Slide 3, & Cab. AA, Slide 320, of the Plat Records, and Doc. No. 9742638, Doc. No. 199940517, Doc. No. 199977474, Doc. No. 2003013740, Doc. No. 2004059398, Doc. No. 2006001292, & Doc. No. 2006001293, of the Official Public Records, all of Williamson County, Texas.
- 5) Subject to terms, conditions, provisions, easements, restrictions, reservations, as recorded in Cab. P, Slide 3, Plat Records, Williamson County, Tx.,
- 6) Vol. 290, Pg. 554, Vol. 563, Pg. 533, Deed Records, Williamson County, Tx., Doc. # 9852845, Official Public Records, Williamson County, Tx., DO NOT AFFECT the subject tract.

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: First American Title  
 Date of Field Work: 11/21/2006  
 Field: FDanze  
 Tech: BBoyce  
 Date Drawn: 11/22/2006  
 Path: Projects/Govurnik Bldrs/KatyXing/dwgs/C12AT.dwg



eileen merritt's  
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