

LEGEND

- IRON ROD FOUND
- ⊙ POWER POLE
- ∞— CHAIN LINK FENCE
- E— OVERHEAD ELECTRICAL LINE
- B.E.C. BLUEBONNET ELECTRIC/COOPERATIVE, INC. EASEMENT
- (XXX) RECORD DATA

100 0 100 200

ORIGINAL SCALE: 1" = 100'

NOTE: HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83.

NOTE: THIS PROPERTY IS SUBJECT TO:
-RESTRICTIVE COVENANTS AND ANY EASEMENTS, EASEMENT RIGHTS AND/OR RESERVATIONS (235/109) (252/421)
-15' PIPELINE EASEMENT CENTERED ON THE PIPELINE AS INSTALLED AQUA WATER SUPPLY CORP (298/78)

EASEMENT (104/156) DOES NOT AFFECT THIS PROPERTY

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 0400 E DATED JAN. 19, 2006.

WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

TO THE OWNERS AND LIENHOLDERS, WESTCOR LAND TITLE INSURANCE COMPANY AND TRINITY TITLE OF TEXAS:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON SCHEDULE B OF TITLE COMMITMENT G.F. NO. 37919

[Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

11/14/2018

DATE

RICHARD RALPH
PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758
PH: (512) 303-0952 116 TAHITIAN DRIVE
PROFLNDSUR@AOL.COM BASTROP, TEXAS 78602

(REMAINDER (23.00 AC)
WALTER EVAN WINSLETT
(201703198)

(14.400 AC)
R. R. MILLER
D. MILLER
TRUSTEES OF THE
MILLER FAMILY
LIVING TRUST
(1192/906)

(4.4163 AC)
LYNN FISK
GEORGIA KEYSOR
(1474/171)

4.969 ACRES
(5.0 AC)
LYNN FISK
GEORGIA KEYSOR
(976/808)

(4.95 AC)
DORI LARIS
MARC ALAN MENDOZA
(2232/515)

LUCAS WOODRUFF AND CURTNEY WOODRUFF,

REFERENCE: ROBIN LIVELY AND JAMES WOODRUFF

SUBJECT: 4.969 ACRES OF LAND OUT OF THE SARAH COTTLE SURVEY, ABSTRACT 21, BASTROP COUNTY, TEXAS
-METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

DRAWN: CRR DATE: 11/14/2018 PROJECT NO.: 18151
CHECKED: CRR REVISED: FIELD BOOK: 163/58

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POINT OF BEGINNING

FENCE 0.8' OUTSIDE

FENCE ON LINE

FENCE 0.2' OUTSIDE

413.67'

N 00°37'26" W

40.05'

HUDSON DRIVE

40.05'

METAL COVERED

0.380 AC W/IN HUDSON DRIVE
(40' ROAD & UTILITY EASEMENT (235/109)

40.05'

N 86°35'11" E

513.32'

10' B.E.C. (2231/603)
15' SANITARY SEWER EASEMENT (235/109)

LOT 1

HENRY MURPHY ADDITION
(3/21B)

LOT 2

S 03°28'22" E

413.59'

15' SANITARY SEWER EASEMENT (235/109)

27.82'

S 86°37'51" W
533.88'

15' SANITARY SEWER EASEMENT (235/109)
10' B.E.C. (2231/603)