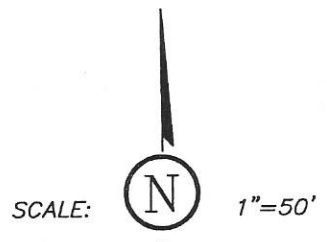


LOT 57



15'ESMT. TO BLUEBONNET ELEC.COOP. PER 1053/733

15'ESMT. TO BLUEBONNET ELEC.COOP. PER 1053/733 (N89°17'30"W 175.00')

N89°24'15"W 175.13'

10'P.U.E./PLAT  
15'B.L./PLAT

R=60.00' ; L=52.48'  
CH=S24°10'31"E ~ 50.82'

(R=60.00' ; L=52.02'  
CH=S24°07'54"E ~ 50.41')

R=25.00' ; L=21.22'  
CH=N24°14'59"W ~ 20.58'

(R=25.00' ; L=21.68'  
CH=N24°07'54"W ~ 21.00')

SIGHT DISTANCE ESMT. PER 1053/753

N00°39'28"E 159.97'  
(N00°42'30"E 159.57')

**SPEEGLE COURT**

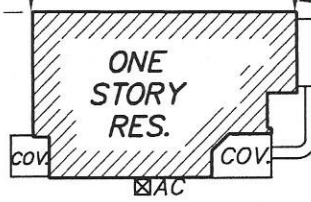
**LEGEND**

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ⊙ PIPE FOUND
- ▲ NAIL FOUND
- ≡ WOOD FENCE
- ✕ WIRE FENCE
- WROUGHT IRON FENCE
- OO- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- POWER POLE
- OU- OVERHEAD UTILITY LINE
- DOWN GUY
- (BRG.~DIST.) RECORD CALL

LOT 54  
(S00°34'47"W 224.38')  
S00°29'24"W 224.40'

10'P.U.E./PLAT  
15'ESMT. TO BLUEBONNET ELEC.COOP. PER 1053/733

50'B.L./PLAT & PER 1021/521, 1036/200



ONE STORY RES.

CONC. DRIVE

50'B.L./PLAT & PER 1021/521, 1036/200

25'B.L./PLAT

16'P.U.E./PLAT

15'B.L./PLAT

10'P.U.E./PLAT

S89°17'30"E 204.49'  
(S89°17'30"E 204.50')

BASIS OF BEARINGS/PLAT

15'ESMT. TO BLUEBONNET ELEC.COOP. PER 1053/733 LOT 55

**NOTES:**

- 1) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS PER VOLUME 1021, PAGE 521 AND VOLUME 1036, PAGE 200, VOLUME 1103, PAGE 135, VOLUME 1189, PAGE 438, VOLUME 1208, PAGE 522 AND VOLUME 1259, PAGE 115 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- 2) PROPERTY IS NOT SUBJECT TO WATER LINE EASEMENT TO AQUA WATER SUPPLY CORPORATION PER DOCUMENT No. 200105955, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- 3) PROPERTY IS SUBJECT TO A BLANKET EASEMENT TO AQUA WATER SUPPLY CORPORATION PER VOLUME 994, PAGE 810 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

TO THE OWNER, UNDERWRITER AND/OR LIENHOLDER AND COMMERCE TITLE CO. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATES THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT VISIBLE AND APPARENT IMPROVEMENTS, UTILITIES, AND/OR ROADWAYS ARE SHOWN HEREON, AND THAT EXCEPT AS SHOWN HEREON, THIS PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY. THIS SURVEY IS IN COMPLIANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THE UNDERSIGNED DOES FURTHER STATE THAT THE FLOOD HAZARD AREA WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN ACCORDING TO THE SUBDIVISION PLAT OF THE HOMESTEAD ON HOBBS CREEK PHASE TWO, RECORDED IN CABINET 4, SLIDE 41-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.



*Timothy A. Lenz* 12-19-03

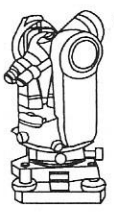
DATE

**LENZ & ASSOCIATES, INC.**

512/443-1174

1714 FORT VIEW RD., #101  
AUSTIN, TEXAS 78704

SURVEY NO. : 2003-0569C F.B.# : 652/65



REFERENCE: Berray  
G.F. No.: 113508  
ADDRESS: 112 Speegle Court

LEGAL DESC.: Lot 56, Block B, The Homestead on Hobbs Creek, Phase Two, Cabinet 4, Slide 41-B of the Plat Records of Bastrop County, Texas.