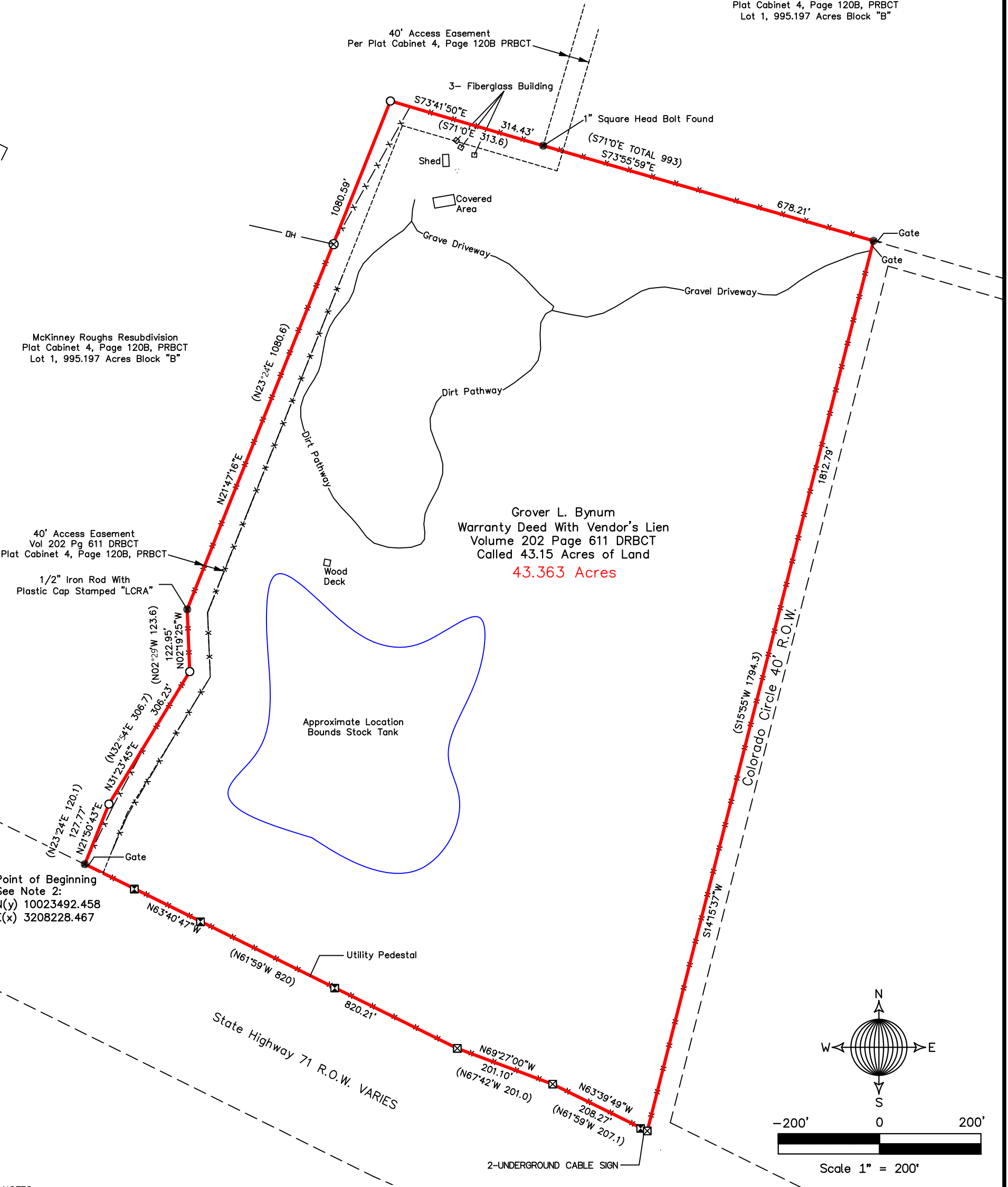


Survey of 43.363 acres of land in the Jose Manuel Bangs Survey, Abstract 5, Bastrop County, Texas, and being all that called 43.15 Acres of Land being described to Grover L. Bynum in the certain Warranty Deed With Vendor's Lien as recorded in Volume 202, Page 611, Deed Records, Bastrop County, Texas.

McKinney Roughs Resubdivision
Plat Cabinet 4, Page 120B, PRBCT
Lot 1, 995.197 Acres Block "B"



NOTES:
1. No research was done by the undersigned for any easements, building lines, and/or conditions of records. The survey was performed without the benefit of a current title commitment.
2. Bearing basis: grid north, Lambert conic projection, Coordinate basis: grid coordinates in United States survey feet, a part of the State plane coordinate system, TEXAS CENTRAL ZONE 4203, NAD83. Grid distances and area recited herein.

| LEGEND | |
|--------------------------------------|-----------|
| 1/2 INCH IRON ROD FOUND OR AS NOTED | ● |
| PINK CAPPED IRON ROD SET "RPLS 5548" | ○ |
| TX DOT CONCRETE MONUMENT | ⊗ |
| UNDERGROUND CABLE SIGN | ⊠ |
| UTILITY POLE | ⊕ |
| WATER METER | ⊗ |
| FENCE LINE | -x-x-x- |
| OVERHEAD UTILITY LINE | -OH- |
| VOL 202 PG 611 DRBCT RECORD DATA | () |
| RIGHT OF WAY | - - - - - |



SURVEYORS CERTIFICATION:
TO THE OWNER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

Address:
172 Colorado Circle
Cedar Creek, Texas

STEUBING LLC
525 TAHITIAN DRIVE
BASTROP, TEXAS 78602
PH# (512) 585-1388
FIRM# 10194596

DRAWING NAME: WA3357-2022 D Bynum.DWG
Robert C. Steubing 08/15/2022
ROBERT C. STEUBING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR 5548