



- LEGEND**
- 1/2-INCH IRON ROD FOUND
  - UTILITY POLE
  - DOWN GUY
  - ⊠ ELECTRIC METER
  - CLEANOUT
  - ⊙ SEPTIC LID
  - WATER METER
  - OVERHEAD UTILITY
  - WIRE FENCE
  - ( ) RECORD INFORMATION

**SURVEYOR'S CERTIFICATION**

TO: JOSE GONZALES AND RACHEL GONZALES; FIRST NATIONAL BANK OF BASTROP; AUSTIN TITLE COMPANY; THE LEICA GEOSYSTEMS CORPORATION; AN APPLICATION WAS SUBMITTED FOR THE SURVEY AND THE FOUNDATION OF THE TRACT OF LAND AS SHOWN HEREON AND FOR AN REGISTERED PROFESSIONAL AND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (I) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (II) THIS SURVEY AND THE PROPERTY BOUNDARIES SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (III) THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY BOUNDARIES SHOWN HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED IN THE DESCRIPTION SET FORTH HEREON; (V) THE SURVEY AND THE PROPERTY BOUNDARIES SHOWN HEREON TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREON ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT PROPERTY IS SHOWN HEREON; (XI) THE LOCATION OF THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); (XII) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON; (XIII) THIS SURVEY AND THE PROPERTY BOUNDARIES SHOWN HEREON ARE MADE IN ACCORDANCE WITH CATEGORY "1A" CONDITION III SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS);



JOSEPH C. DUSHNER  
RPLS NO. 9901  
6448 E HWY 290, STE. B-105  
AUSTIN, TX 78723

**NOTES:**

1. ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
2. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48021C0125E, DATED JANUARY 19, 2006.
3. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM NAD 83(2011) CENTRAL ZONE UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
4. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

IN REFERENCE TO AUSTIN TITLE COMPANY TITLE COMMITMENT OF NO. AUT-789-125-1701262200281A, EFFECTIVE DATE FEBRUARY 27, 2022, THE FOLLOWING SURVEY-RELATED MATTERS OF TITLE ARE LISTED BELOW:

- SCHEDULE B:
1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
    - SUBJECT TO: PLAT RECORDS, BASTROP COUNTY, TEXAS.
    - SUBJECT TO: PLAT RECORDS, BASTROP COUNTY, TEXAS.
  - G. ANY AND ALL EASEMENTS) AND/OR BUILDING SETBACK LINES AS SET OUT ON PLAT RECORDED IN CABINET 7, PAGE 788, PLAT RECORDS, BASTROP COUNTY, TEXAS.
    - SUBJECT TO: PLOTTED HEREON
  - H. 50' WATER WELL SETBACK ADJACENT TO THE PROPERTY LINE(S) AS SET OUT ON PLAT RECORDED IN CABINET 7, PAGE 788, PLAT RECORDS, BASTROP COUNTY, TEXAS.
    - SUBJECT TO: NOT PLOTTABLE
  - I. ANY AND ALL EASEMENTS(S) AND/OR BUILDING SETBACK LINES AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 202103143, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.
    - SUBJECT TO: PLOTTED HEREON
  - J. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - CHARGE: ELECTRIC AND TELEPHONE AND CABLE AND SYSTEMS EASEMENT
    - RECORDING NO. VOLUME 133, PAGE 346, DEED RECORDS OF BASTROP COUNTY, TEXAS
    - DOES NOT AFFECT THIS TRACT
  - K. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - PURPOSE: WATER LINE EASEMENT
    - RECORDING NO. VOLUME 155, PAGE 392, DEED RECORDS OF BASTROP COUNTY, TEXAS
    - SUBJECT TO: BLANKET-TYPE EASEMENT, NOT PLOTTABLE
  - L. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - PURPOSE: WATER LINE EASEMENT
    - RECORDING NO. DOCUMENT NO. 202114693, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
    - SUBJECT TO: PLOTTED HEREON
  - M. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - PURPOSE: AS PROVIDED IN SAID INSTRUMENT
    - RECORDING NO. DOCUMENT NO. 202122033, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
    - SUBJECT TO: BLANKET-TYPE EASEMENT, NOT PLOTTABLE
  - P. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF PROPERTY RIGHTS AFFECTING THE PROPERTY SHOWN HEREON, A TEXAS MUNICIPAL CORPORATION RECORDING DATE: JANUARY 8, 2007 RECORDING NO. VOLUME 1705, PAGE 510, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AS AFFECTED BY RECORDING NO. VOLUME 1775, PAGE 198, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
    - SUBJECT TO