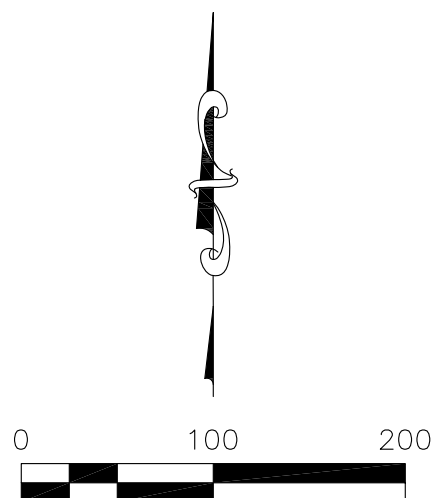


NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48021C0075E, DATED JANUARY 19, 2006, A PORTION OF THIS TRACT LIES WITHIN ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED).
- BEARING BASIS: GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 12B, CENTRAL ZONE, BASED ON GPS SOLUTIONS. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00003000.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. AUT-78-125-AUT21015360A, DATED OCTOBER 7, 2021 PROVIDED BY AUSTIN TITLE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 2124-002 10.03 AC



NOTES CORRESPONDING TO SCHEDULE B

10(e) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: AQUA WATER SUPPLY CORPORATION  
 PURPOSE: PVC WATER LINES AND APPURTENANCES  
 RECORDING DATE: JUNE 11, 1997  
 RECORDING NO: VOLUME 854, PAGE 59, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

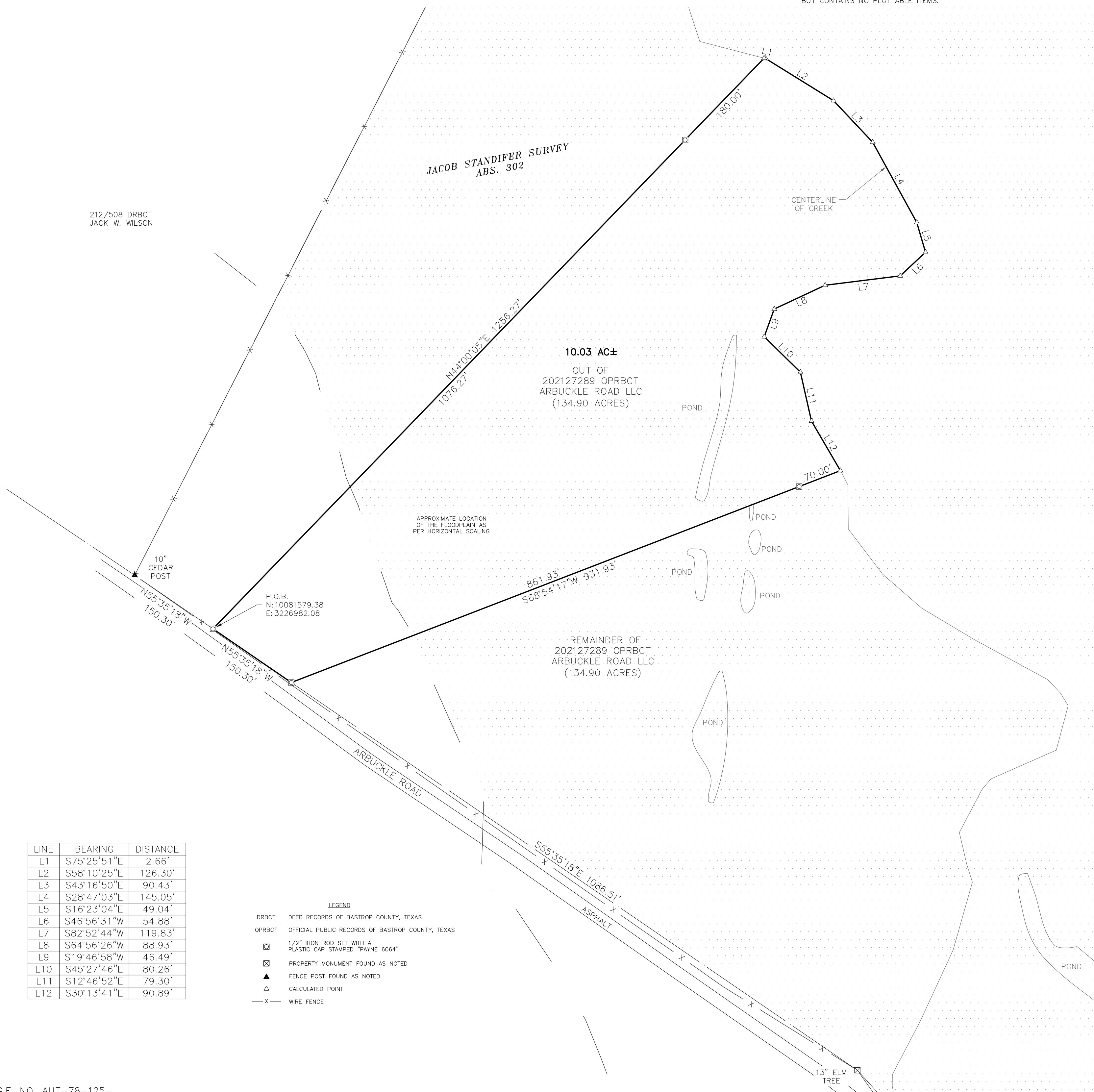
THIS IS A 15' WIDE BLANKET EASEMENT AND DOES NOT AFFECT SUBJECT PROPERTY.

10(f) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: AQUA WATER SUPPLY CORPORATION  
 PURPOSE: WATER LINES AND APPURTENANCES  
 RECORDING DATE: OCTOBER 22, 1999  
 RECORDING NO: VOLUME 1010, PAGE 835, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

THIS IS A 15' WIDE BLANKET EASEMENT AND AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.

10(g) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: AQUA WATER SUPPLY CORPORATION  
 PURPOSE: WATER LINES AND APPURTENANCES  
 RECORDING DATE: DECEMBER 6, 2005  
 RECORDING NO: VOLUME 1590, PAGE 21, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

THIS IS A 15' WIDE BLANKET EASEMENT AND AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.



LINE	BEARING	DISTANCE
L1	S75°25'51"E	2.66'
L2	S58°10'25"E	126.30'
L3	S43°16'50"E	90.43'
L4	S28°47'03"E	145.05'
L5	S16°23'04"E	49.04'
L6	S46°56'31"W	54.88'
L7	S82°52'44"W	119.83'
L8	S64°56'26"W	88.93'
L9	S19°46'58"W	46.49'
L10	S45°27'46"E	80.26'
L11	S12°46'52"E	79.30'
L12	S30°13'41"E	90.89'

- LEGEND
- DRBCT DEED RECORDS OF BASTROP COUNTY, TEXAS
  - OPRBCT OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
  - ☐ 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
  - ☒ PROPERTY MONUMENT FOUND AS NOTED
  - ▲ FENCE POST FOUND AS NOTED
  - △ CALCULATED POINT
  - X — WIRE FENCE

G.F. NO. AUT-78-125-AUT21015360A

ADDRESS:	TBD ARBUCKLE RD., ELGIN, TEXAS
JOB NUMBER:	2124-002
CLIENT:	BRETT BEHREND
DATE:	12/28/2021
FIELD CREW:	ZB/LB
OFFICE:	LSB/PP
FB/PG:	SEE FILE

**10.03 ACRES, MORE OR LESS,  
 IN THE JACOB STANDIFER SURVEY,  
 ABSTRACT 302,  
 BASTROP COUNTY, TEXAS**



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON NOVEMBER 5, 2021; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

12/28/2021  
 PHILLIP C. PAYNE, R.P.L.S. NO. 6064  
 FIRM NO. 10194453

BASTROP COUNTY, TEXAS



302 W. Hopkins, Ste. 1A, San Marcos, TX 78666 (979) 567-4500