

LEGAL DESCRIPTION:

BEING A 25.01 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, AND BEING ALL OF A CALLED 25.000 ACRE TRACT, DESCRIBED TO THE CITY OF BASTROP IN VOLUME 435, PAGE 360 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 25.01 ACRE TRACT BEING FURTHER DESCRIBED BY THE ACCOMPANYING METES AND BOUNDS DESCRIPTION.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, GF. NO. 1900158, EFFECTIVE DATE OF DECEMBER 4, 2022, AND ISSUED ON DECEMBER 14, 2022.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [].

- c. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN A. G. FAYKUS AND PETER A. FAYKUS AND LO-VACA GATHERING COMPANY, BY INSTRUMENT DATED 11/15/1963, FILED 1/2/1964, RECORDED IN/UNDER VOLUME 163, PAGE 308, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS. [SHOWN HEREON]
- d. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PETER A. FAYKUS AND A. G. FAYKUS AND LO-VACA GATHERING COMPANY, BY INSTRUMENT DATED 12/5/1968, FILED 12/13/1968, RECORDED IN/UNDER VOLUME 188, PAGE 485, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS. [SHOWN HEREON]
- e. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN WILLIAM P. WALKER AND LINDA S. W. ORLANDO, COINDEPENDENT EXECUTORS OF THE ESTATE OF UBEA WALKER, DECEASED AND THE CITY OF BASTROP, TEXAS, BY INSTRUMENT DATED 9/19/1986, FILED 9/22/1986, RECORDED IN/UNDER VOLUME 435, PAGE 364, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS. [SHOWN HEREON]
- f. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN CITY OF BASTROP AND COUNTY OF BASTROP, TEXAS, BY INSTRUMENT DATED 6/8/2021, FILED 6/25/2021, RECORDED IN/UNDER CLERK'S FILE NO. 202113217, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS. [SHOWN HEREON]

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.00000426. UNITS: US SURVEY FEET.

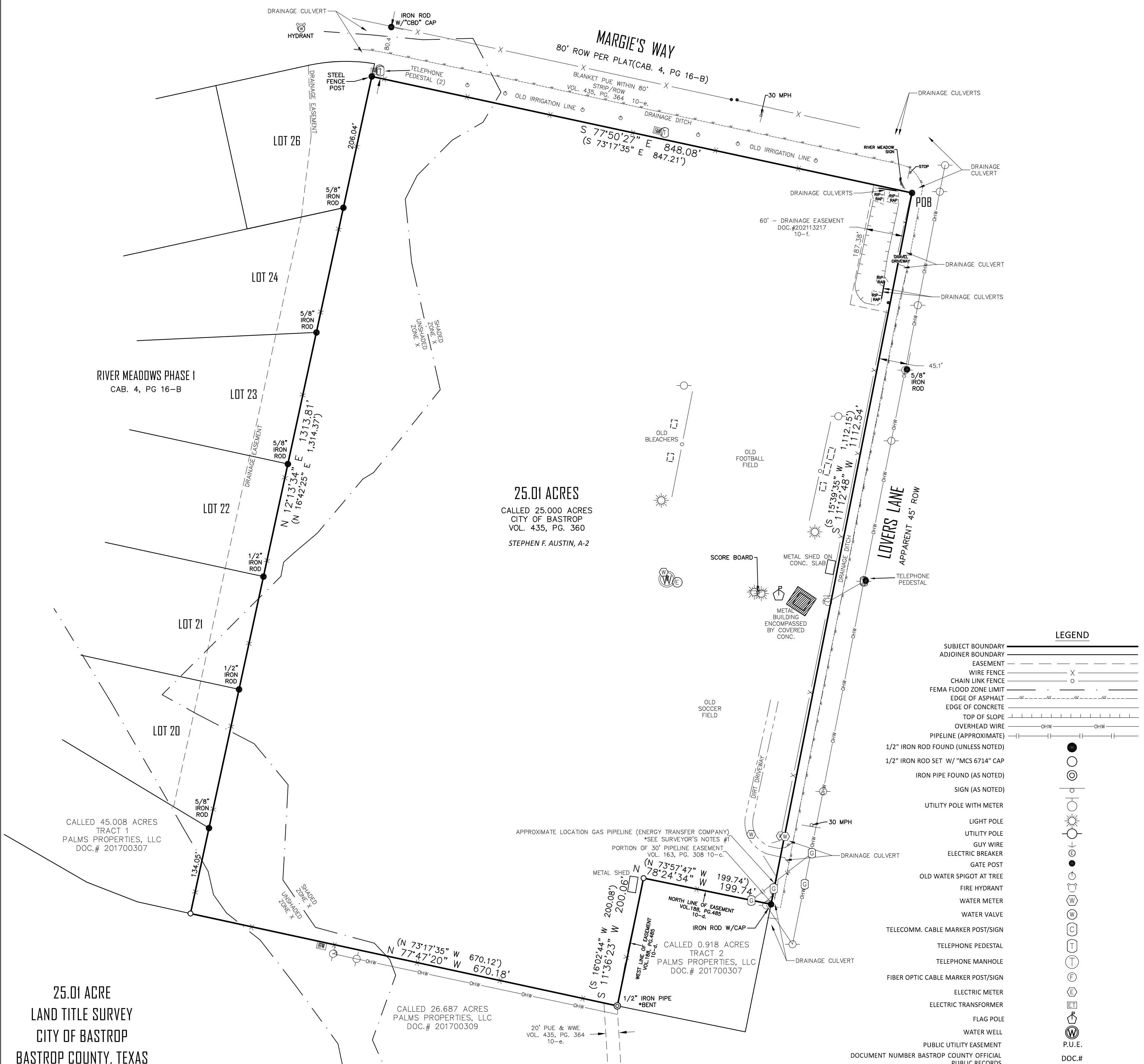
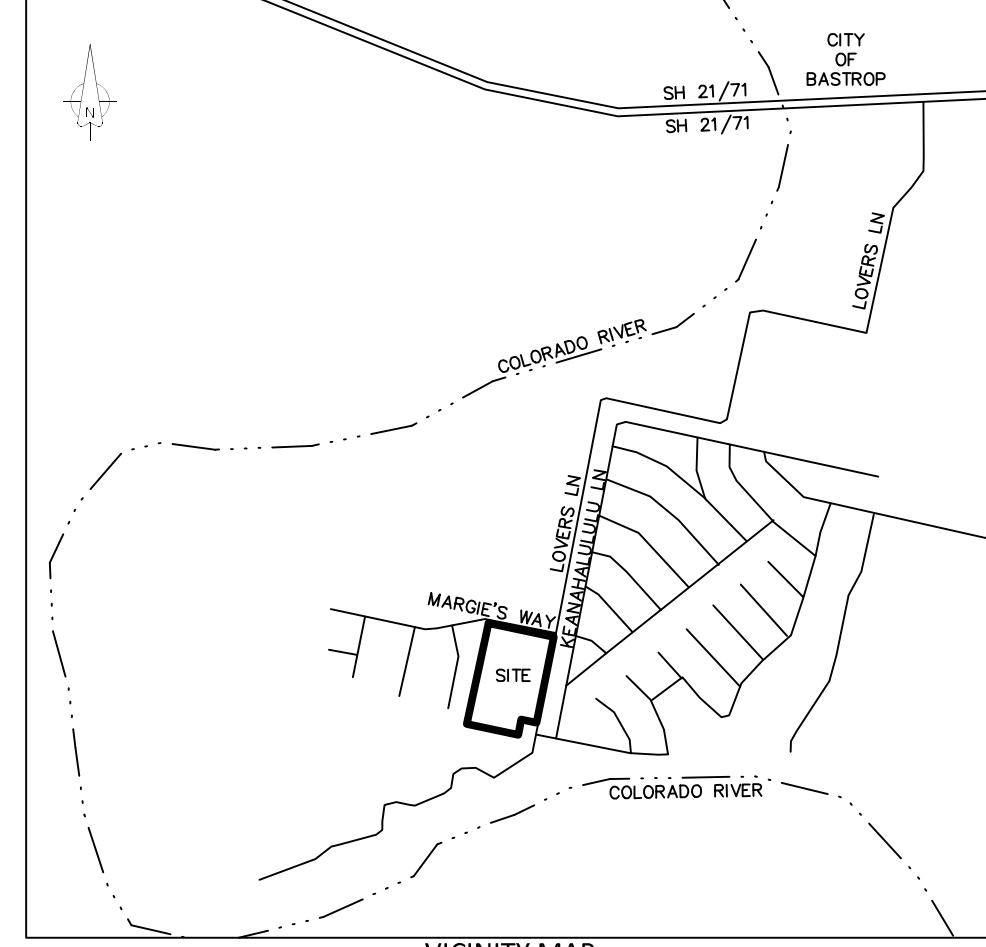
FLOODPLAIN NOTE:

PER FEMA, A PORTION OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN "SHADED ZONE X", AS SHOWN ON F.I.R.M. PANEL NO.48021C0355E, BASTROP COUNTY, TEXAS DATED 01/19/2006. PER FEMA, SHADED ZONE X IS A FLOOD HAZARD AREA, LOCATED WITHIN THE 0.2% ANNUAL CHANCE OF FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S NOTES:

1. APPROXIMATE LOCATION OF ENERGY TRANSFER COMPANY GAS PIPELINE BASED UPON FOUND PIPELINE MARKERS, APPARENT RIGHT OF WAY, AND TEXAS RAILROAD COMMISSION MAPPING. NO SUPPORTING EASEMENT DOCUMENT PROVIDED. A MINIMUM OF A 50' RIGHT OF WAY/ BUFFER IS SUGGESTED WITHOUT FURTHER EVIDENCE OR CONFIRMATION OF RIGHT OF WAY WIDTH FROM THE PIPELINE COMPANY (ENERGY TRANSFER COMPANY).



LEGEND

SUBJECT BOUNDARY	—————
ADJOINER BOUNDARY	—————
EASEMENT	—————
WIRE FENCE	X
CHAIN LINK FENCE	o
FEMA FLOOD ZONE LIMIT	———
EDGE OF ASPHALT	———
EDGE OF CONCRETE	———
TOP OF SLOPE	———
OVERHEAD WIRE	—O—O—O—
PIPELINE (APPROXIMATE)	— — — — —
1/2" IRON ROD FOUND (UNLESS NOTED)	●
1/2" IRON ROD SET W/ "MCS 6714" CAP	○
IRON PIPE FOUND (AS NOTED)	⊙
SIGN (AS NOTED)	⊕
UTILITY POLE WITH METER	⊕
LIGHT POLE	⊕
UTILITY POLE	⊕
GUY WIRE	⊕
ELECTRIC BREAKER	⊕
GATE POST	⊕
OLD WATER SPIGOT AT TREE	⊕
FIRE HYDRANT	⊕
WATER METER	⊕
WATER VALVE	⊕
TELECOMM. CABLE MARKER POST/SIGN	⊕
TELEPHONE PEDESTAL	⊕
TELEPHONE MANHOLE	⊕
FIBER OPTIC CABLE MARKER POST/SIGN	⊕
ELECTRIC METER	⊕
ELECTRIC TRANSFORMER	⊕
FLAG POLE	⊕
WATER WELL	⊕
PUBLIC UTILITY EASEMENT	———
DOCUMENT NUMBER BASTROP COUNTY OFFICIAL PUBLIC RECORDS	DOC.#
VOLUME AND PAGE BASTROP COUNTY OFFICIAL PUBLIC RECORDS	VOL., PG.
CABINET AND PAGE BASTROP COUNTY PLAT RECORDS	CAB., PG.
RIGHT OF WAY	ROW
POINT OF BEGINNING	POB
RECORD BEARING & DISTANCE (BOUNDARY)	(...)

25.01 ACRE
LAND TITLE SURVEY
CITY OF BASTROP
BASTROP COUNTY, TEXAS

Date: 3/22/2023 | GF No. 1900158
 Job# 0059-BPO02A | Scale: 1"=100' | Size: 18x24
 Address: **LOVERS LN @ MARGIE'S WY** | Drawn By:
 City: **BASTROP, TX** | Zip: 78802 | JWB

Rev: —
 Rev: —

79 S. Wynnoak Cir. Spring, TX 77382
 Mobile: 737-202-8333
 Email: Garrett@mcsurveytx.com
 www.MCSurveyTX.com
 TBPELS FIRM # 10194678



SURVEYOR'S CERTIFICATE:
 TO: VISARA HOLDINGS, LLC; STEWART TITLE GUARANTY CO.

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION LAND TITLE SURVEY.

GARRETT CAVAUIOLO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6714
 TBPELS FIRM REG. NO. 10194678

