

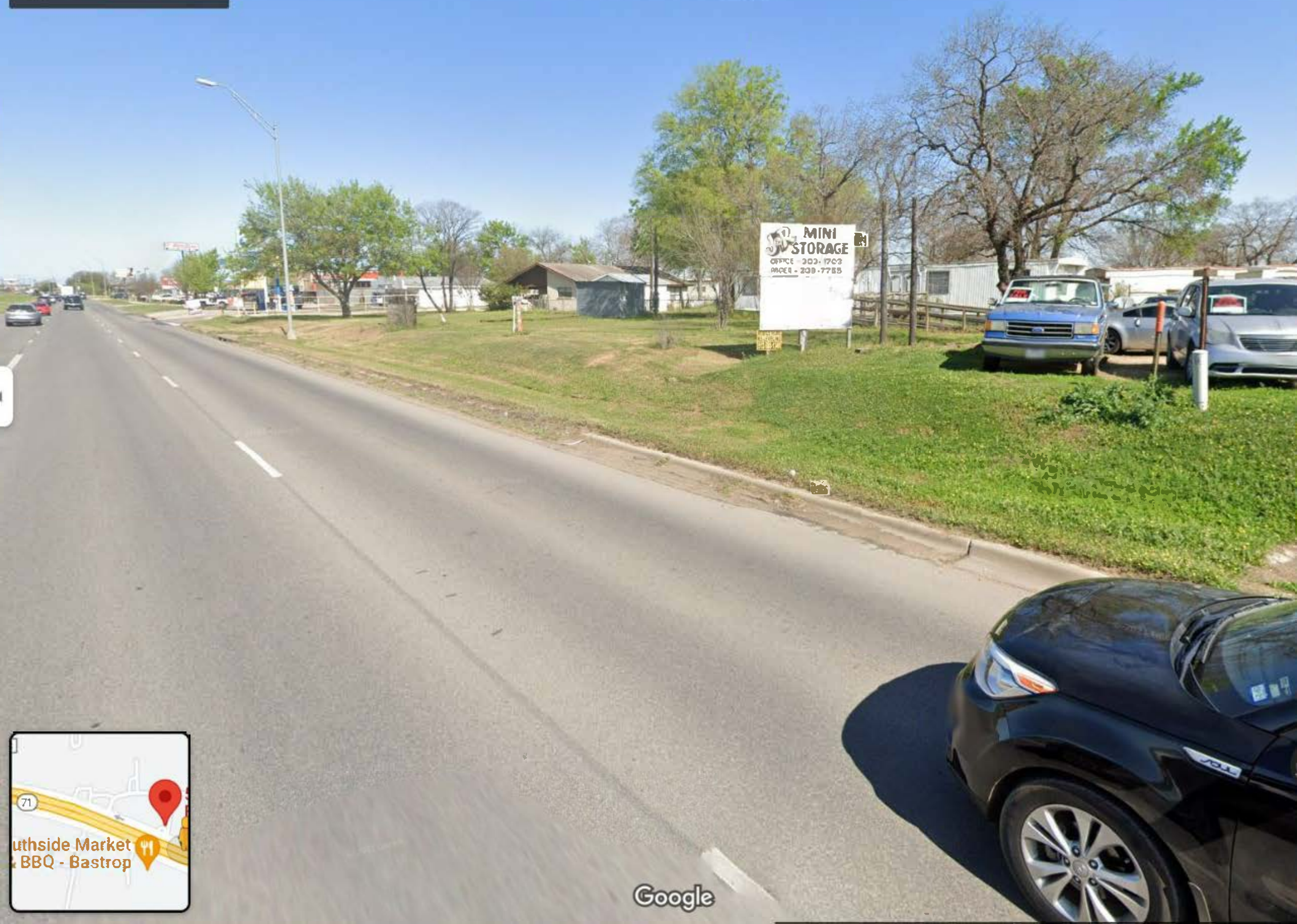
Frontage Rd  
Bastrop, Texas



Google

Street View - Mar 2021

Attachment 3



Google



Frontage Rd

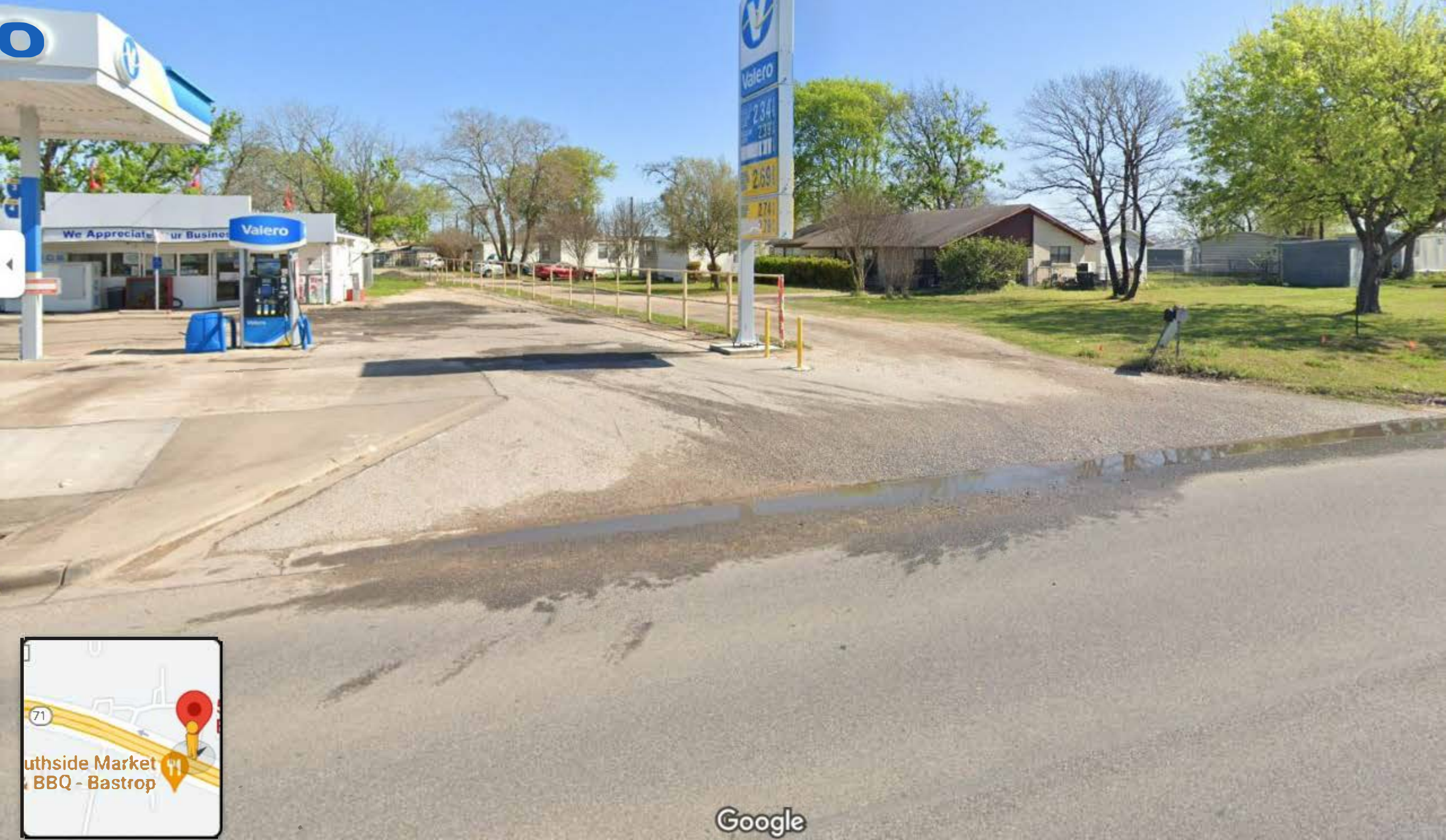
Bastrop, Texas



Google



Street View - Mar 2021



outhside Market  
BBQ - Bastrop

Google



CASH ONLY  
34.9

VALERO CARD  
2.6



Valero  
REGULAR 2.59  
MID GRADE 2.64  
PREMIUM 2.69  
DIESEL 2.74

GAS  
Regular 2.59  
Mid Grade 2.64  
Premium 2.69  
Diesel 2.74





WLD CARD  
2.59<sup>9</sup>

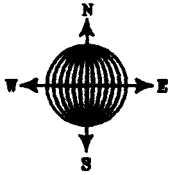
CASH  
74<sup>9</sup>





**EXHIBIT 'B'**

**OLD HIGHWAY 71  
(100' ROW)**



SCALE 1" = 40'

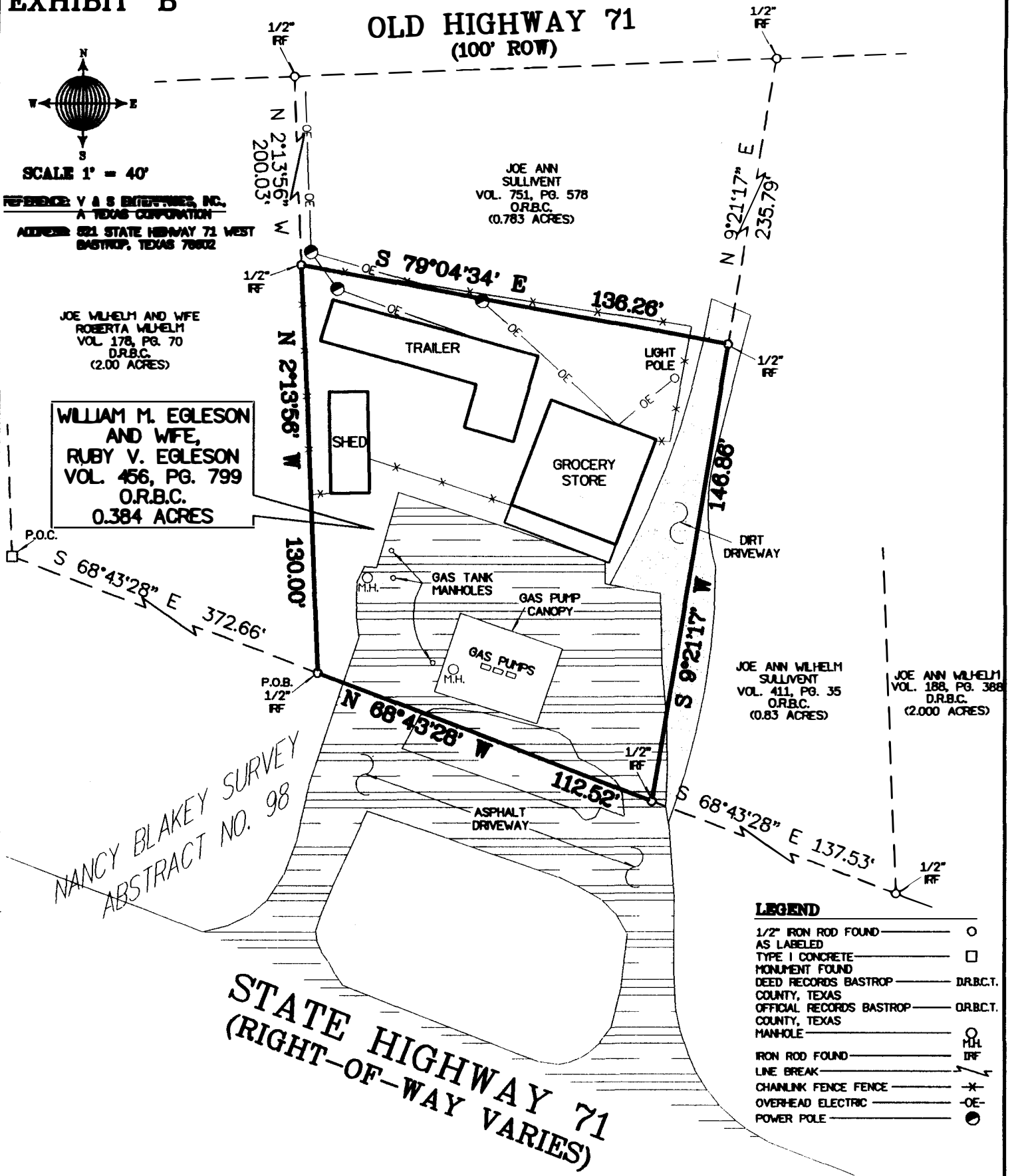
REFERENCE: V & S ENGINEERS, INC.  
A TEXAS CORPORATION

ADDRESS: 521 STATE HIGHWAY 71 WEST  
BASTROP, TEXAS 78602

JOE ANN SULLIVENT  
VOL. 751, PG. 578  
O.R.B.C.  
(0.783 ACRES)

JOE WILHELM AND WIFE  
ROBERTA WILHELM  
VOL. 178, PG. 70  
O.R.B.C.  
(2.00 ACRES)

WILLIAM M. EGLESON  
AND WIFE,  
RUBY V. EGLESON  
VOL. 456, PG. 799  
O.R.B.C.  
0.384 ACRES



**LEGEND**

- 1/2" IRON ROD FOUND AS LABELED ○
- TYPE I CONCRETE MONUMENT FOUND □
- DEED RECORDS BASTROP COUNTY, TEXAS DR.B.C.T.
- OFFICIAL RECORDS BASTROP COUNTY, TEXAS OR.B.C.T.
- MANHOLE ○ M.H.
- IRON ROD FOUND ○ IRF
- LINE BREAK ————
- CHAINLINK FENCE ———— X
- OVERHEAD ELECTRIC ———— -OE-
- POWER POLE ○

**STATE HIGHWAY 71  
(RIGHT-OF-WAY VARIES)**

**GENERAL NOTES:**

1. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X". AS IDENTIFIED BY THE FEDERAL FLOOD INSURANCE RATE MAP # 46021C0114 C, DATED AUGUST 1, 1991.
2. EASEMENTS AND BUILDING LINES, AS PER PRELIMINARY TITLE REPORT G.F. NO. 00012361 AS SUPPLIED BY HERITAGE TITLE COMPANY OF AUSTIN, INC.

**TITLE COMMITMENT NOTES:**

- 9a. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY, BY INSTRUMENT DATED JUNE 23, 1940, RECORDED IN VOLUME 104, PAGE 64 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS. (MAY AFFECTS THIS TRACT)
- 9c. ELECTRIC EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED DECEMBER 15, 1978, RECORDED IN VOLUME 270, PAGE 268 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS. (MAY AFFECTS THIS TRACT)

**BEARING BASIS:**

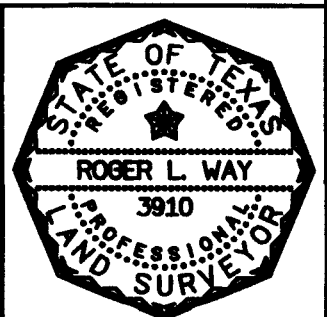
BEARINGS AND DISTANCES ARE STATE PLANE COORDINATES CENTRAL ZONE - NAD 83 - RAISED TO SURFACE BY BASTROP COUNTY SURFACE FACTOR 1.00004

**SURVEYORS CERTIFICATION:**

TO THE OWNER AND/OR LIENHOLDER, HERITAGE TITLE COMPANY OF AUSTIN, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS CORRECT AND THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON.

WAY SURVEYING COMPANY  
PROFESSIONAL LAND SURVEYING  
ROGER L. WAY - OWNER  
RT. 1 BOX 9A2  
BASTROP, TEXAS 78602  
PH# (512) 303-1773  
FAX (512) 303-3469

**SURVEY PLAT** of a 0.384 acre tract of land out of the Nancy Blakey Survey, Abstract No. 98 in Bastrop County, Texas, and being all of that certain called 0.384 acre tract of land described by deed to William M. Egleson and wife, Ruby V. Egleson as recorded in Volume 456, Page 799 of the Official Records of Bastrop County, Texas.



*Roger L. Way*  
ROGER L. WAY  
7/29/02  
DATE