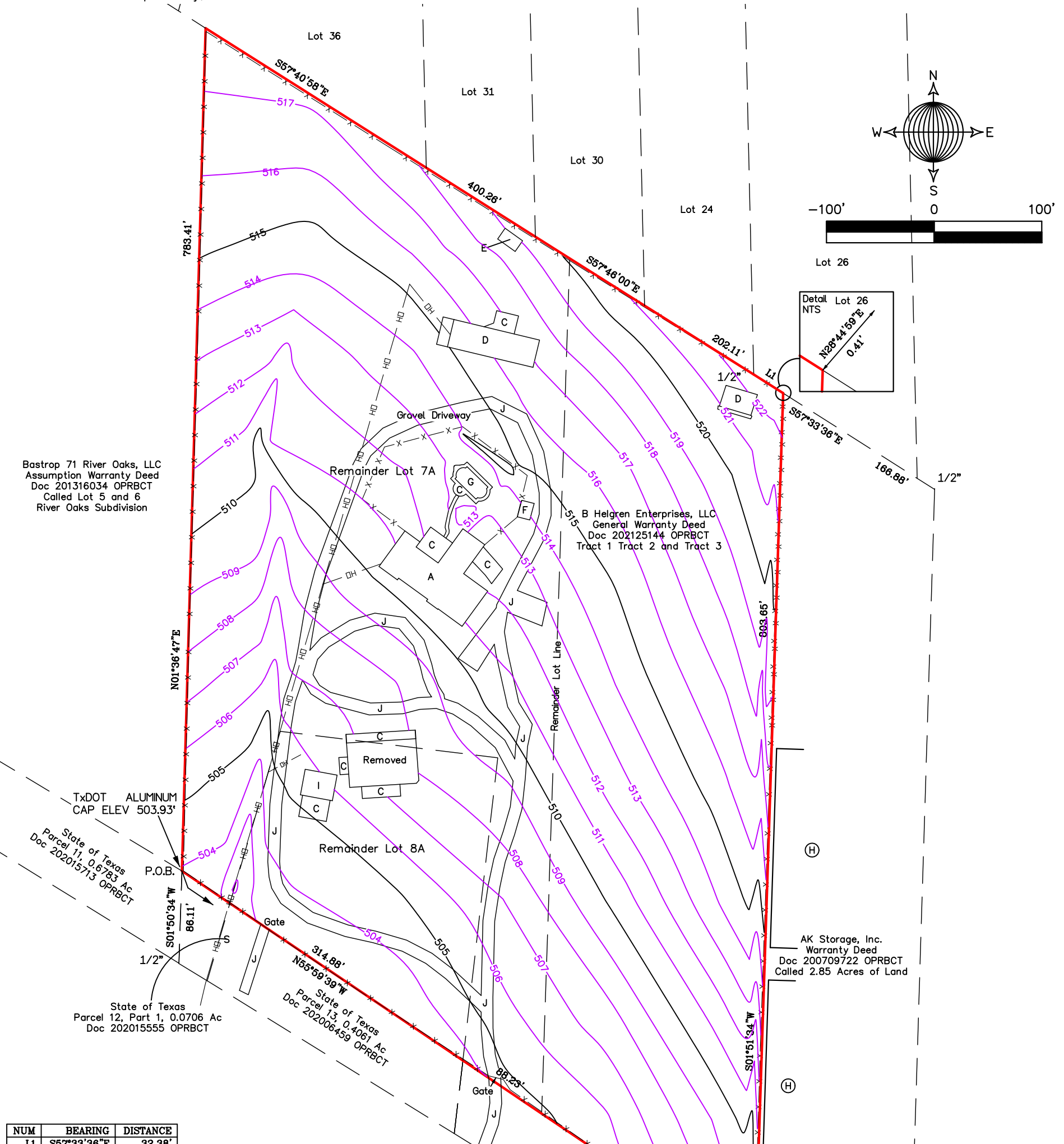


Topo survey of the remainder of Lot 7A and Lot 8A, Resubdivision Of Lots 7 & 8, River Oaks Subdivision, according to the plat in Cabinet 5, Page 15B, Plat Records Bastrop County, Texas, and being the remainder of that called 4.000 acres of land, comprised of all Lot 9 and a part Lot 10, River Oaks Subdivision recorded in Plat Cabinet 1, Page 29A, Plat Records Bastrop County, Texas, as described to B Helgren Enterprises, LLC as recorded in Doc 202125144, Official Public Records Bastrop County, Texas



Bastrop 71 River Oaks, LLC
Assumption Warranty Deed
Doc 201316034 OPRBCT
Called Lot 5 and 6
River Oaks Subdivision

B Helgren Enterprises, LLC
General Warranty Deed
Doc 202125144 OPRBCT
Tract 1 Tract 2 and Tract 3

AK Storage, Inc.
Warranty Deed
Doc 200709722 OPRBCT
Called 2.85 Acres of Land

TxDOT ALUMINUM
CAP ELEV 503.93'

State of Texas
Parcel 11, 0.6783 Ac
Doc 202015713 OPRBCT

State of Texas
Parcel 12, Part 1, 0.0706 Ac
Doc 202015555 OPRBCT

State of Texas
Parcel 13, 0.4061 Ac
Doc 202006459 OPRBCT

State of Texas
Parcel 12, Part 2, 0.4138 Ac
Doc 202015555 OPRBCT

NUM	BEARING	DISTANCE
L1	S57°33'36"E	32.38'

LEGEND

- 5/8" IRON ROD FOUND OR AS NOTED
- TxDOT ALUMINUM CAP FOUND
- UTILITY POLE
- FENCE LINE — x — x —
- UTILITY LINE — OH —
- POINT OF BEGINNING P.O.B.
- BUILDING SETBACK LINE BL
- PUBLIC UTILITY EASEMENT PUE

NOTES

1. EASEMENTS, BUILDING LINE ANDR CONDITIONS OF RECORDS AS PER GF# AUT-60-661-AUT21013271D AS PROVIDED BY AUSTIN TITLE.
2. BEARING BASIS: GRID NORTH, LAMBERT CONFORMAL PROJECTION, COORDINATE BASIS: GRID COORDINATES IN UNITED STATES SURVEY FEET, UNITED STATE'S STATE PLANE COORDINATE SYSTEM, TX CENTAL ZONE 4203, NAD83. ELEVATION BASIS NAVD88 GRID DISTANCES AND AREA HEREON.
3. ELEVATION/SURFACE DATUM COLLECTED IN THE FIELD ON FEBRUARY 8, 2022. BOUNDARY AND IMPROVEMENTS FROM SURVEY PERFORMED IN SEPTEMBER 2021

DRAWING NAME: WA3127-2022-HELGREN TOPO.DWG

IMPROVEMENT LEGEND

- A One Story Rock/Frame Residence
- B Manufactured Residence
- C Concrete
- D Pole Barn on Concrete
- E Metal Shed on Blocks
- F Plastic Shed on Dirt
- G Pool
- H Neighboring Storage Unit
- I Garage
- J Gravel Driveway

ADDRESS:
1604 SH 71 WEST
1612 SH 71 WEST
CEDAR CREEK, TX 78612



525 TAHITIAN DRIVE
BASTROP, TEXAS 78602
PH# (512) 585-1388
BSTEUBING@AOL.COM

Texas Board Of Professional Engineers And Land Surveyors FIRM 10194596
Robert C. Steubing 03/22/2022
ROBERT C. STEUBING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR 5548