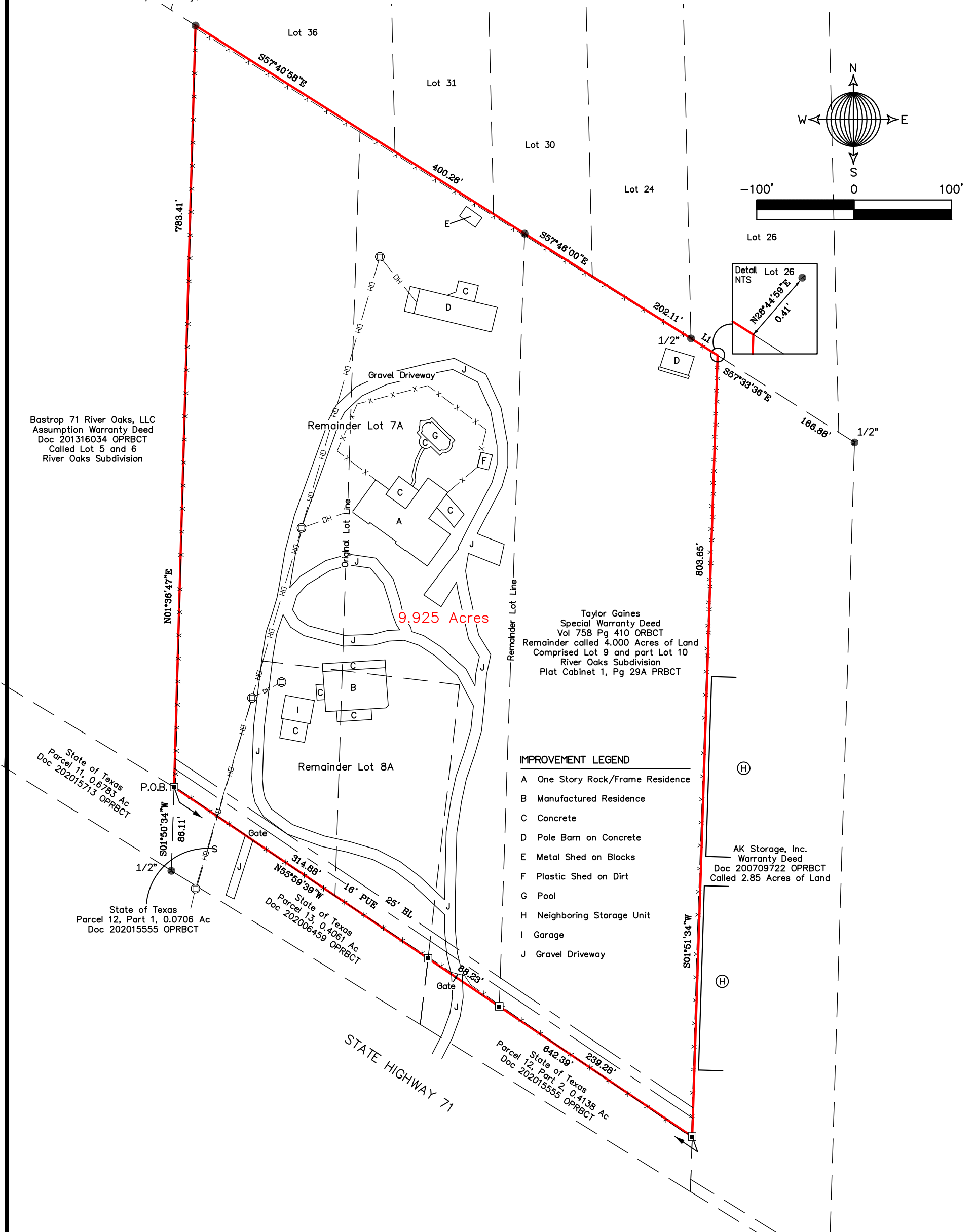


Survey of 9.925 acres of land being the remainder of Lot 7A and Lot 8A, Resubdivision Of Lots 7 & 8, River Oaks Subdivision, according to the plat in Cabinet 5, Page 15B, Plat Records Bastrop County, Texas, and being the remainder of that called 4.000 acres of land, comprised of all Lot 9 and a part Lot 10, River Oaks Subdivision recorded in Plat Cabinet 1, Page 29A, Plat Records Bastrop County, Texas, as described to Taylor Gaines as recorded in Vol 758, Pg 410, Official Records Bastrop County, Texas



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

Taylor Gaines
Special Warranty Deed
Vol 758 Pg 410 ORBCT
Remainder called 4.000 Acres of Land
Comprised Lot 9 and part Lot 10
River Oaks Subdivision
Plat Cabinet 1, Pg 29A PRBCT

State of Texas
Parcel 11, 0.6783 Ac
Doc 202015713 OPRBCT

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

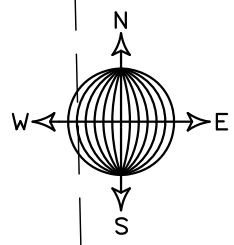
State of Texas
Parcel 13, 0.4061 Ac
Doc 202006459 OPRBCT

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

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

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



PAGE 1 OF 2

NOTES:
SURVEYORS CERTIFICATION:
TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE 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 A DEDICATED ROADWAY SHOWN HEREON.

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. GRID DISTANCES AND AREA HEREON.

DRAWING NAME: WA2929-2021-CARROLL.DWG

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 -DH-
 - POINT OF BEGINNING P.O.B.
 - BUILDING SETBACK LINE BL
 - PUBLIC UTILITY EASEMENT PUE
- ADDRESS:
1604 SH 71 WEST
1612 SH 71 WEST
CEDAR CREEK, TX 78612