

MAP OF BASTROP, TEXAS CAB. 1, PG. 23A P.R.B.C.

ESTHER EULA JOHNSON CALLED 1.995 ACRES VOL. 1534, PG. 91 O.P.R.B.C.

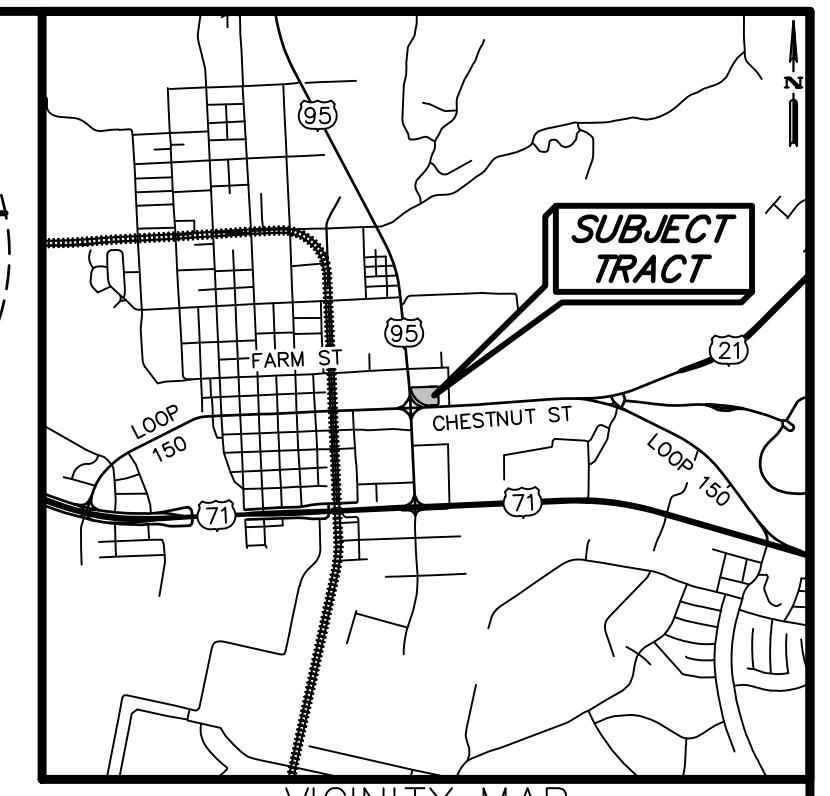
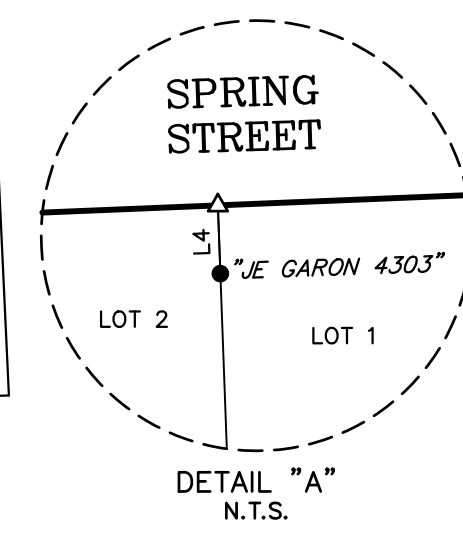
JERRY HAYWOOD AND WIFE, CLADIE M. JOHNSON CALLED EAST 72 FEET BUILDING BLOCK 110 VOL. 2095, PG. 486 O.P.R.B.C.

CLAY STREET UNIMPROVED R.O.W. CAB. 1, PG. 23A P.R.B.C.

C P JOHNSON AND RUBY M JOHNSON CALLED 0.3500 ACRES (BASTROP COUNTY APPRAISAL DISTRICT)

BUILDING BLOCK 111

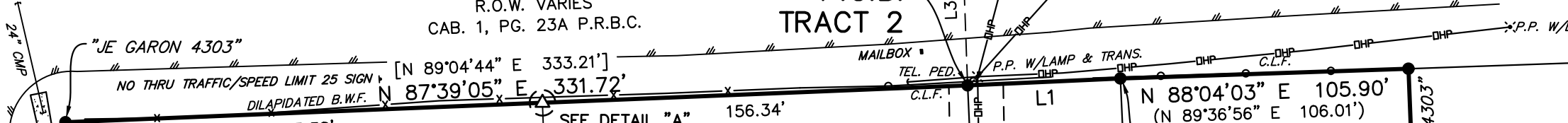
ESTHER EULA JOHNSON CALLED 2.1960 ACRES VOL. 1534, PG. 91 O.P.R.B.C.



STATE HIGHWAY 95 VOL. 98, PG. 436 D.R.B.C.

SPRING STREET R.O.W. VARIES CAB. 1, PG. 23A P.R.B.C.

P.O.B. TRACT 2



LEE-JACKSON & FOWLER SUBDIVISION CAB. 3, PG. 141A P.R.B.C.

2.859 ACRES 124,526 SQUARE FEET

MARVIN E. BECK AND ANNE P. BECK, TRUSTEES OF THE MARVIN E. AND ANNE P. BECK LIVING TRUST DOC. NO. 201316391 O.P.R.B.C.

TRACT 1 1.170 ACRES

MARVIN E. BECK AND ANNE P. BECK, TRUSTEES OF THE MARVIN E. AND ANNE P. BECK LIVING TRUST DOC. NO. 201316402 O.P.R.B.C.

TRACT 2 1.148 ACRES

MARVIN E. BECK AND ANNE P. BECK, TRUSTEES OF THE MARVIN E. AND ANNE P. BECK LIVING TRUST CALLED 0.398 ACRES (TRACT 3) DOC. NO. 201316402 O.P.R.B.C.

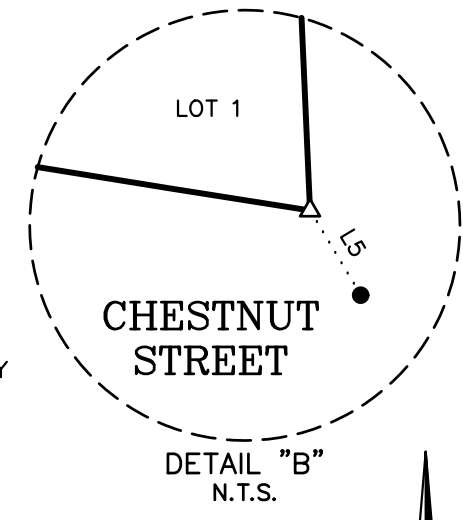
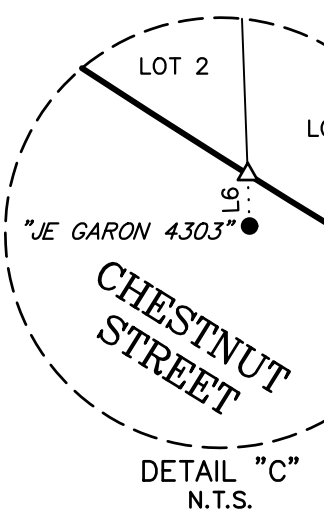
BASTROP TOWN TRACT ABSTRACT NO. 11

MAP OF BASTROP, TEXAS CAB. 1, PG. 23A P.R.B.C.

KENNETH CRAIG NICHOLS CALLED 0.103 ACRES VOL. 202001357 O.P.R.B.C. (AS DESCRIBED IN VOL. 132, PG. 86 D.R.B.C.)

PUMP STREET R.O.W. VARIES CAB. 1, PG. 23A P.R.B.C.

- RESTRICTIVE COVENANT AND EASEMENT NOTES:**
- RESTRICTIVE COVENANTS OF RECORD RECORDED IN PLAT CABINET NO. 3, PAGE 141 A DOES AFFECT THE SUBJECT TRACT 1.
  - TERMS, CONDITIONS, AND STIPULATIONS IN THE UNRECORDED LEASE AGREEMENT BY AND BETWEEN BIRDIE LEE JACKSON AND REAGAN NATIONAL ADVERTISING OF AUSTIN AS DESCRIBED IN DOCUMENTS RECORDED IN VOLUME 628 PAGE 706, VOLUME 803, PAGE 518, VOLUME 802, PAGE 289 AND VOLUME 1033, PAGE 22, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1.
  - TERMS, CONDITIONS, AND STIPULATIONS IN THE MEMORANDUM OF LEASE AGREEMENT BY AND BETWEEN DOCK JACKSON (LESSOR) AND REAGAN NATIONAL ADVERTISING OF AUSTIN, INC. (LESSEE), FOR THE PURPOSE OF ERECTING AND MAINTAINING OUTDOOR ADVERTISING STRUCTURES. IN ADDITION THE LEASE MAY TRANSFER AND CONVEY OTHER RIGHTS IN THE PREMISES, INCLUDING THE RIGHT TO PURCHASE PREMISES AND/OR RESTRICTIVE COVENANTS RECORDED IN VOLUME 1207 PAGE 267, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1.
  - PUBLIC UTILITY EASEMENT RECORDED IN VOLUME 1959 PAGE 364 (DOC. NO. 200915097), OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACTS 1 AND 2, AS SHOWN HEREON.
  - PUBLIC UTILITY EASEMENT REFERENCED IN VOLUME 1992 PAGE 541 (DOC. NO. 201005559), OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACTS 1 AND 2, AS SHOWN HEREON.
  - ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN PLAT CABINET NO. 3 PAGE 141A, PLAT RECORDS, BASTROP COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1.



CHESTNUT STREET/LOOP 150/STATE HIGHWAY 21 R.O.W. VARIES VOL. 98, PG. 436 & VOL. 123, PGS. 277 & 429 D.R.B.C.

- LEGAL DESCRIPTIONS:**
- TRACT 1: LOTS 1 AND 2 OF LEE-JACKSON & FOWLER SUBDIVISION, AS RECORDED IN CABINET 3, PAGE 141A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.
- TRACT 2: A 1.148 ACRE (50,020 SQUARE FOOT) TRACT OF LAND SITUATED IN THE BASTROP TOWN TRACT, ABSTRACT NO. 11, BASTROP COUNTY, TEXAS, BEING OUT OF BUILDING BLOCK 112, MAP OF BASTROP, TEXAS, RECORDED IN CABINET 1, PAGE 23-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; BEING ALL OF CALLED 0.750 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AND ALL OF A CALLED 0.398 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, BOTH AS CONVEYED TO MARVIN E. BECK AND ANNE P. BECK, TRUSTEES OF THE MARVIN E. AND ANNE P. BECK LIVING TRUST BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201316402 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

**GENERAL NOTES**

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0360E, REVISED JANUARY 19, 2006.
- THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER G.F. NO. 2137222-BAS, DATED EFFECTIVE MAY 24, 2021 AND ISSUED ON JUNE 7, 2021.
- ALL VISIBLE IMPROVEMENTS TO THE PROPERTY ARE SHOWN HEREON.
- A METES AND BOUNDS WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**RECORD LINE TABLE**

NUMBER	BEARING	DISTANCE
(L1)	(N 88°57'39" E)	(55.56')
<L2>	<SOUTH>	<5.8'>

**CURVE TABLE**

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	488.44'	427.00'	65°32'22"	N 48°24'07" W	462.24'
C2	173.06'	427.00'	23°13'15"	S 69°33'41" E	171.87'
C3	315.38'	427.00'	42°19'07"	S 36°47'29" E	308.26'

**LINE TABLE**

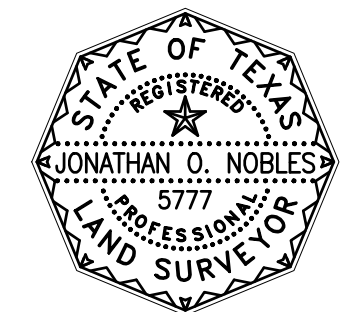
NUMBER	BEARING	DISTANCE
L1	N 87°23'22" E	56.18'
L2	S 02°32'33" E	9.00'
L3	N 02°03'51" W	55.95'
L4	N 02°06'54" W	1.62'
L5	S 30°50'45" E	1.24'
L6	S 02°06'54" E	2.29'

**RECORD CURVE TABLE**

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
[C1]	[488.78']	[427.00']	[65°35'08"]	[N 47°00'34" W]	[462.53']
{C1}	{427.46'}	{427.46'}			
[C2]	[173.08']	[427.00']	[23°13'26"]	[N 68°11'24" W]	[171.90']
[C3]	[315.70']	[427.00']	[42°22'24"]	[N 35°23'57" W]	[308.55']

I, Jonathan O. Nobles, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to Reagan National Advertising, Inc. and Title Resources Guaranty Company, that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Dated this the 7th day of July, 2021.



JONATHAN O. NOBLES RPLS NO. 5777  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728  
TELEPHONE: (512) 879-0400

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Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10106502

**LAND TITLE SURVEY**  
OF 2.859 ACRES OF LAND  
SITUATED IN THE  
BASTROP TOWN TRACT, A-11  
BASTROP COUNTY, TEXAS

Scale: 1"=50' Job No.: 9093-00 Date: 7/7/2021 Drawing: 1 of 1

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