

THOMAS CHRISTIAN SURVEY,  
ABSTRACT NO. 20

LOT 19  
WDVL—  
LEWIS, EUGENIA M & JAMES J  
TO  
BULLWINKEL, AMANDA H & TIMOTHY P GIBBS  
10/2/2019 DOC. NO. 201915376



(C=60.00')

SCALE: 1"= 40'

S69°36'40"W 150.06'  
(C=150.00')

N69°36'40"E 60.22'

LOT 18

LOT 18  
WDVL—  
PITTSFORD, NORINE M  
TO  
HOTEL HOTEL LLC  
7/1/2019 DOC. NO. 201909820

S69°53'01"W 149.65'  
(C=150.00')

+74.53'

LOT 17

LOT 17  
MCCREERY, GLADYS  
TO  
REESE, MARY  
8/5/2003 1357/102

PLACE OF BEGINNING  
(C=150.00')

S69°36'48"W 149.82'

S70°18'37"W 60.22'  
(C=60.00')

20 FOOT ALLEY (PER PLAT)  
ABANDONED PER 193/53 DRBC

0.208 ACRES  
(9,044 SQ. FT.)

LOT 16  
THOMAS CHRISTIAN  
ABSTRACT NO. 20

(C=130.00')

LOT 15  
WDVL—  
MARCUM, DORIS JOAN  
TO  
BUSTOS, AMANCIO & ROBYN ZEPEDA  
11/6/2009 1954/446

LOT 15

S69°52'37"W 60.20'

N70°18'37"E 20.00'

E 6TH STREET



NOTE: BEARINGS SHOWN HEREON BASED ON  
TEXAS STATE PLANE COORDINATE SYSTEM  
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ⌵ POWER POLE
- OVERHEAD ELECTRIC
- CHAINLINK FENCE
- HOG WIRE FENCE

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT E. 6TH STREET IN BASTROP COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT SIXTEEN (16) OF NORTH TERRACE, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 1, PAGE 3A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FLOOD NOTE:  
THE PROPERTY DEPICTED HEREON NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48021C0330E EFFECTIVE 1-19-2006 LOCATED IN ZONE "X".

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN SHEET 2.

TO: CONCIERGE TITLE OF TEXAS, LLC GF # 2021-21022  
PROJ. NO. 21-936

THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY CONCIERGE TITLE OF TEXAS, LLC GF NO. 2021-21022, EFFECTIVE DATE: OCTOBER 17, 2021.

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: OCTOBER 13, 2021

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

bryantechnicalservices.com

SCHEDULE B  
EXCEPTIONS FROM COVERAGE

10.  
a. THIS EXCEPTION IS HEREBY DELETED IN ITS ENTIRETY.
- B. ALL, LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHT, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. **NOT RELATED TO SURFACE RIGHTS, NOT RESEARCHED**
- C. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT. **NOTED**
- D. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY). **NOTED**
- E. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A. **NOTED**
- F. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) **NOTED**
- G. ORDINANCE FOR ALLEY DATED APRIL14, 1947 FILED FOR RECORD UNDER VOLUME 193, PAGE 53, OF THE DEED RECORDS OF BASTROP COUNTY – AFFECTS AS SHOWN

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