LAND TITLE SURVEY of 261.1 acres of land in the Thomas Thompson Survey, Abstract Number 64, in Bastrop County, Texas, being a portion of that called 243.60 acres of land described to Susan Fuqua in that certain Special Warranty Deed as recorded in Volume 2190 Page 196, Official Public Records Bastrop County, Texas and said 243.60 acres of land being the residue of that First Tract called 252-9/10 acres described in that certain Warranty Deed previously to A.E. Rosanky and wife, Susie Rosanky in Volume 113, Page 537, Deed Records Bastrop County, Texas. EASEMENTS, BUILDING LINES, AND/OR CONDITIONS OF RECORDS AS PER GF# ATA-26-1701262400264A PROVIDED BY AUSTIN TITLE. LEGEND Effective Date: April 14, 2024 at 8:00 AM Issued: April 19, 2024 at 8:00 AM IRON ROD FOUND CAPPED IRON ROD FOUND "M&S 1838" 10.h. Matters contained in that certain document Entitled: Easement for Access Dated: August 19, 2013 Executed by: Susan Fuqua Recording No: Volume 2257, Page 363, Official Public Records of Bastrop County, Texas Which provides for, among other IRON PIPE FOUND CAPPED IRON ROD SET - RPLS 5548 things: . Reference is hereby made to said document for full particulars. DOES NOT AFFECT THIS TRACT. CONCRETE MONUMENT 10.i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: State of Texas Purpose: As provided in said instrument Recording Date: April 15, 1943 Recording No: Volume 110, Page 577, Deed Records Bastrop County, Texas. Right POINT NOT SET of way taking for state higway 71 applicable to the entier northeast line fronting highway 71. SEPTIC APPARATUS 10.j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Aqua Water Supply Corporation Inc Purpose: As provided in said instrument Recording Date: August 7, 1995 Recording No: Volume 762, Page 164, Deed Records of WATER METER UTILITY POLE Bastrop County, Texas. AFFECTS TRACT — No information provided therein to determine easement location. GUY ANCHOR 10.k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Bluebonnet Electric Cooperative, Inc Purpose: As provided in said instrument Recording Date: June 1, 2011 Recording No: Volume 2072, Page 96, Deed Records Bastrop OVERHEAD UTILITY County, Texas. AFFECTS TRACT — No information provided therein to determine easement location. FENCE LINE -x-x-DEED RECORDS BASTROP COUNTY TX 10.1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Bluebonnet Electric Cooperative, Inc Purpose: As provided in said instrument Recording Date: September 26, 2013 Recording No: Volume 2266, page 883, Deed Records DRBCT Bastrop County, Texas. AFFECTS TRACT — No information provided therein to determine easement location. OFFICIAL PUBLIC RECORDS BASTROP COUNTY TX OPRBCT CONCRETE COVERED AREA GRAVEL DRIVE Cable Sign-"Fiberling" Utility Box Pole Barn Cable Sign-Point of Beginning See Note 2 Pole Barn Cable Sign N(y) 9,992,915.182 дE(x) 3,296,362.928 🔨 Pump \diamondsuit Generator on Concrete Barn **-** 3.3' _____ 3.8' Desmar Walkes, wife of Brian Sullivan, as her seperate property General Warranty Deed With Vendor's Lien Vol. 1351 Pg. 584 OPRBCT Called 137.9 acres of land 2.1'--- Gravel Drive N87°31'15"E 414.87' ____13.2' Helen Grace Weishuhn Special Warranty Deed Vol. 2232 Pg. 690 OPRBCT Called 184.709 acres of land Susan Fuqua
Special Warranty Deed
Vol. 2190 Pg. 196 OPRBCT
Called 243.60 Acres of land
Described Prior To
A.E. Rosankey and wife, Susie Rosanky
Warranty Deed
Vol. 113 Pg. 537 DRBCT 2.3' Residue of that called First Tract: 252-9/10 acres 261.1 Acres Found COLORADO RIVER SCALE: 1" = 300'1. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER GF# ATA-26-1701262400264A PROVIDED BY AUSTIN TITLE. ADDRESS: 577 W SH 71, Smithville, Texas
 NUM
 BEARING
 DISTANCE

 L1
 N69'58'28"W
 202.59'

 L2
 N74'08'02"W
 85.13'

 L3
 N79'55'33"W
 175.71'

 L4
 N82'30'53"W
 112.63'

 L5
 N84'05'37"W
 122.45'

 L6
 N81'40'50"W
 417.17'

 L7
 N84'34'57"W
 94.57'

 L8
 N62'33'12"W
 122.30'

 L9
 N80'38'30"W
 57.93'

 L10
 N64'40'06"W
 116.47'

 L11
 N69'04'12"W
 82.06'

 L12
 N45'18'16"W
 206.56'

 L13
 N56'07'23"W
 167.16'

 L14
 N61'23'27"W
 129.90'

 L15
 N55'13'08"W
 130.61'
 2. BEARING BASIS: GRID NORTH, LAMBERT CONFORMAL CONIC PROJECTION. COORDINATE BASIS: GRID IN U.S. SURVEY FEET A PART OF THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83. GRID DISTANCES AND AREA SHOWN HEREON. SURVEYORS CERTIFICATION: TO THE OWNER, LIENHOLDER, AND TITLE COMPANY, 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 IS CORRECT AND THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY. ROBERT C. STEUBING <u>STEUBING LLC</u> FIRM # 10194596 DRAWING NAME: WA4068-2024 S-FUQUA.DWG #1RM # 10194596 1802 STATE HIGHWAY 95 Robert C. Steubing 05/22/2024
 DELTA
 ARC
 RADIUS
 BEARING
 DISTANCE

 2'08'33"
 107.13'
 2864.79'
 \$66'59'28"E
 107.12'
 BASTROP, TEXAS 78602 ROBERT C. STEUBING PH# (512)-567-9256 REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548