

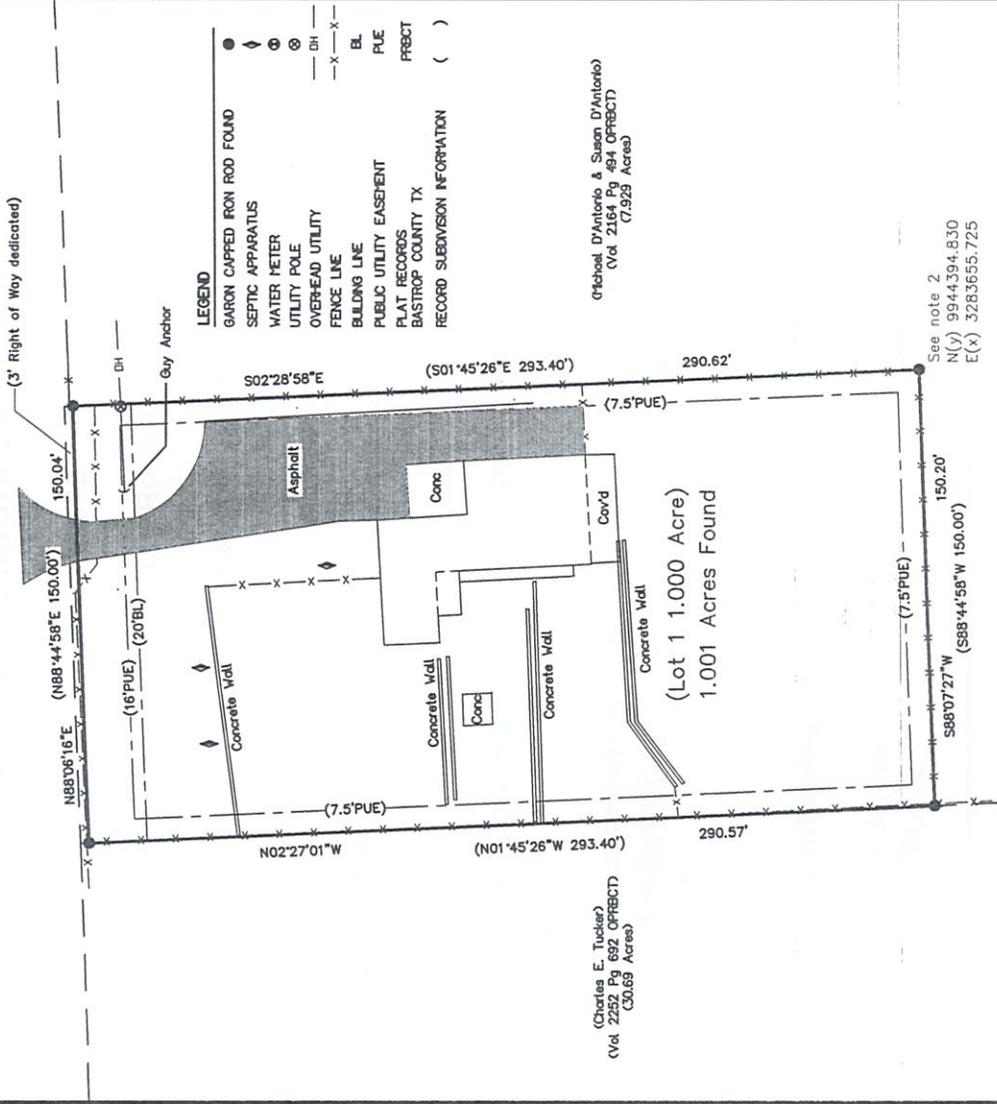
*John E. Fox*

LAND TITLE SURVEY of Lot 1, A PERFECT WORLD, a subdivision in Bastrop County, Texas, according to the plat as recorded in Plat C-3847 6, Page 48A, Plat Records Bastrop County, Texas.

EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER GEA 45095 AS PROVIDED BY TRINITY TITLE COMPANY ISSUED NOVEMBER 6TH, 2023. EFFECTIVE OCTOBER 29TH, 2023.

1. The following restrictive covenants of record in Volume 2009, Page 228 of the Official Public Records of Bastrop County, Texas, AFFECTS TRACT 10.a. The following matters reflected on the recorded plat filed in Volume 6, Page 48-A, of the Plat Records of Bastrop County, Texas: 20 foot building setback along the front property line, 16 foot setbacks along the side and rear property lines, and a 16 foot easement along the front property line. AFFECTS TRACT 10.b. 7.5 foot public utility easement along the front property line. AFFECTS TRACT 10.c. 7.5 foot public utility easement along the side and rear property lines. AFFECTS TRACT 10.d. Any easement granted to Bastrop Electric Cooperative, Inc. as set forth in instrument filed for record under Bastrop County Clerk's File No. 201714731, and being described and located therein. AFFECTS TRACT OVERHEAD 15' FROM CENTERLINE AS INSTALLED AND UNDERGROUND 10' FROM CENTERLINE AS INSTALLED and located therein. AFFECTS TRACT OVERHEAD 15' FROM CENTERLINE AS INSTALLED AND UNDERGROUND 10' FROM CENTERLINE AS INSTALLED. The existence of an on-site sewage facility (OSSF), together with the terms and conditions relative to the maintenance of same, as evidenced by the Affidavit to the Public recorded under Bastrop County Clerk's File No. 201715998, NOT A SURVEYING MATTER

**CZIMMERHANZEL ROAD width Varies)**



**LEGEND**

●	GARON CAPPED IRON ROD FOUND
⬇	SEPTIC APPARATUS
⊙	WATER METER
⊙	UTILITY POLE
—DH—	OVERHEAD UTILITY
-X-X-	FENCE LINE
BL	BUILDING LINE
PUE	PUBLIC UTILITY EASEMENT
PLR	PLAT RECORDS
TX	BASTROP COUNTY TX
( )	RECORD SUBDIVISION INFORMATION

(Charles E. Tucker)  
(Vol. 2252 Pg 692 OPRECT  
30.89 Acres)

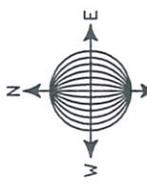
(Michael D'Antonio & Susan D'Antonio)  
(Vol. 2184 Pg 494 OPRECT)  
(7.929 Acres)

See note 2  
N(Y) 9944394.830  
E(X) 3283655.725

**NOTES:**  
1. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER GEA 45095 AS PROVIDED BY TRINITY TITLE COMPANY.

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, LEASHOLDER, 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, OR LAPPING OF IMPROVEMENTS UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON. THE SIGNATURE OF THE UNDERSIGNED SURVEYOR IS MADE IN THE PRESENCE OF TWO PROFESSIONAL SURVEYORS WHOSE NAMES AND SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.



ADDRESS:  
142 Zimmerhanzel Road  
Flatonia, Texas



**STUEBING LLC**  
FIRM # 10194596  
525 TAHTIAN DRIVE  
BASTROP, TEXAS 78602  
PH# (512)-567-9256

DRAWING NAME: WA3887-2023-JOHN AND NA FOX.DWG  
*Robert C. Steubing* 12/12/2023  
ROBERT C. STEUBING DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548