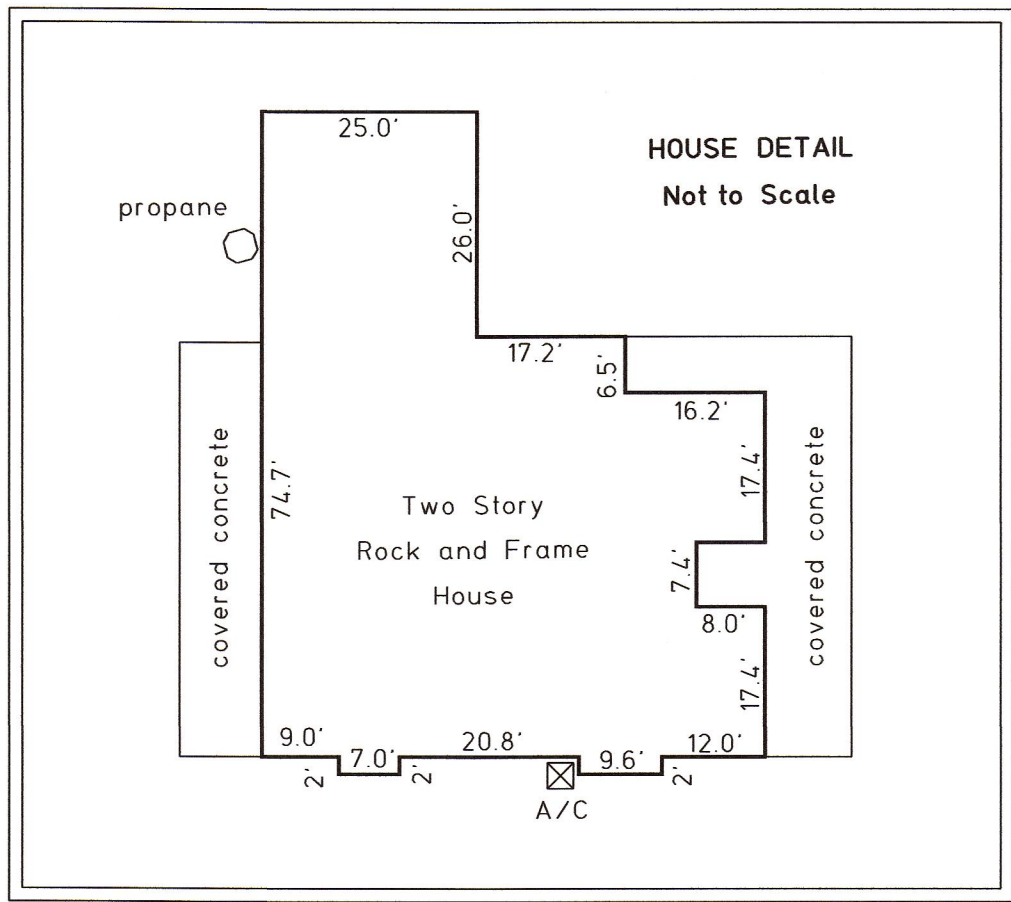
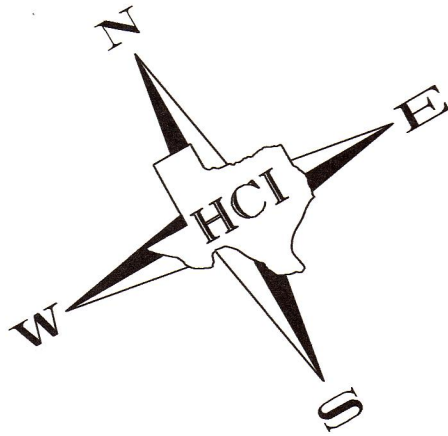


Legend

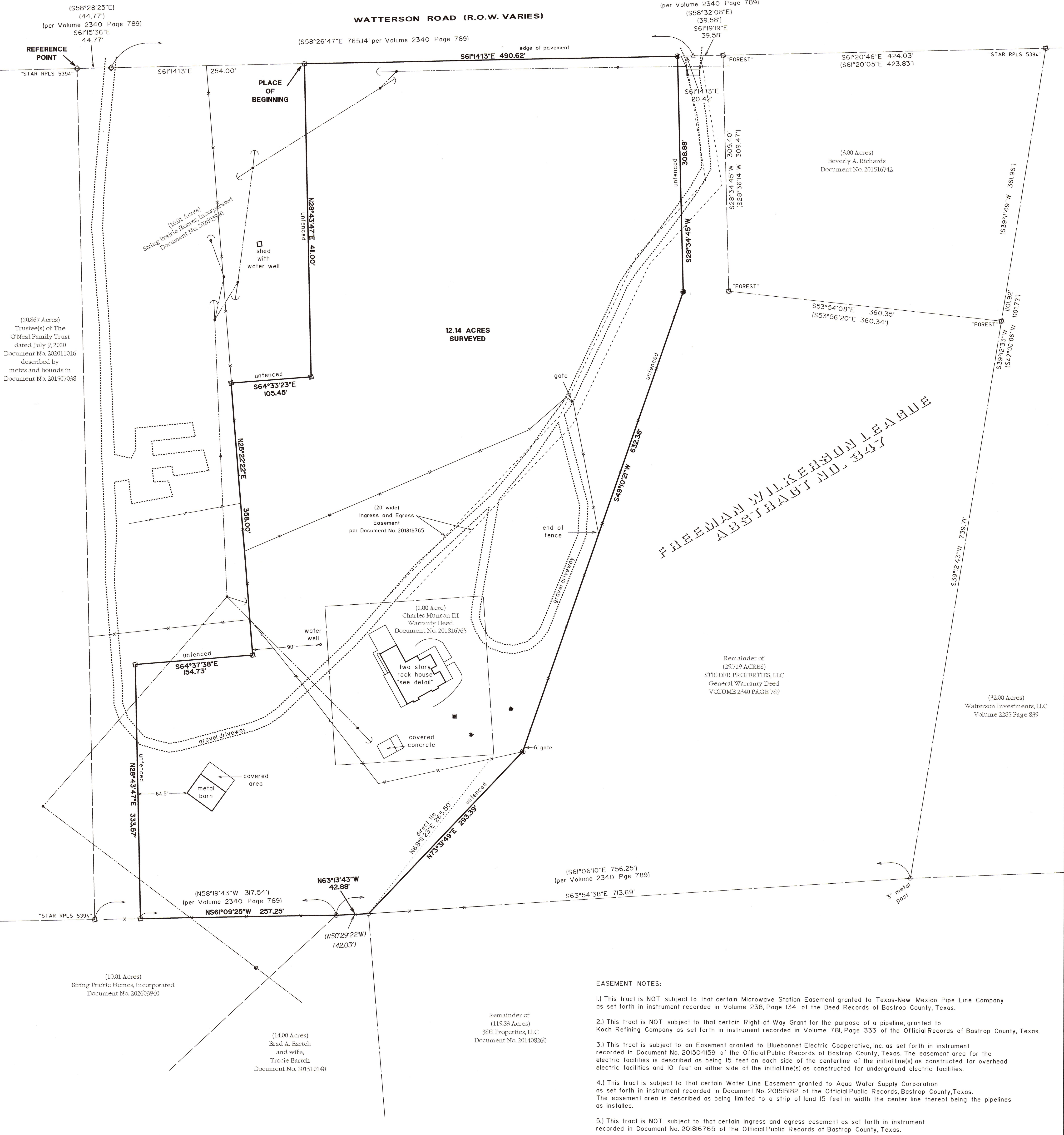
- △ Calculated Point
- Fence Corner Post
- ⊙ 1/2" Iron Rod Found unless noted
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted "Holt Carson, Inc." unless noted hereon
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Septic Pump
- ★ Septic Spray Head
- x— Wire Fence
- //— Wood Board Fence
- — Overhead Utility Line (Record Bearing and Distance)



SCALE 1" = 60'
GRAPHIC SCALE



WATTERSON ROAD (R.O.W. VARIES)



EASEMENT NOTES:

- 1.) This tract is NOT subject to that certain Microwave Station Easement granted to Texas-New Mexico Pipe Line Company as set forth in instrument recorded in Volume 238, Page 134 of the Deed Records of Bastrop County, Texas.
- 2.) This tract is NOT subject to that certain Right-of-Way Grant for the purpose of a pipeline, granted to Koch Refining Company as set forth in instrument recorded in Volume 781, Page 333 of the Official Records of Bastrop County, Texas.
- 3.) This tract is subject to an Easement granted to Bluebonnet Electric Cooperative, Inc. as set forth in instrument recorded in Document No. 201504159 of the Official Public Records of Bastrop County, Texas. The easement area for the electric facilities is described as being 15 feet on each side of the centerline of the initial line(s) as constructed for overhead electric facilities and 10 feet on either side of the initial line(s) as constructed for underground electric facilities.
- 4.) This tract is subject to that certain Water Line Easement granted to Aquo Water Supply Corporation as set forth in instrument recorded in Document No. 201515182 of the Official Public Records of Bastrop County, Texas. The easement area is described as being limited to a strip of land 15 feet in width the center line thereof being the pipelines as installed.
- 5.) This tract is NOT subject to that certain ingress and egress easement as set forth in instrument recorded in Document No. 201816765 of the Official Public Records of Bastrop County, Texas.

LAND TITLE SURVEY MAP OF

12.14 ACRES OF LAND OUT OF THE FREEMAN WILKERSON LEAGUE, ABSTRACT NO. 347, IN BASTROP COUNTY, TEXAS, COMPRISED OF "TRACT 1" BEING ALL OF THAT CERTAIN (1.00 ACRE) TRACT OF LAND AS CONVEYED TO CHARLES MUNSON III BY WARRANTY DEED RECORDED IN DOCUMENT NO. 201816765 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, TOGETHER WITH "TRACT 2" BEING A PORTION OF THE REMAINDER OF THAT CERTAIN (29.719 ACRE) TRACT OF LAND AS CONVEYED TO STRIDER PROPERTIES, LLC BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2340, PAGE 789 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ALSO TOGETHER WITH THAT CERTAIN TWENTY FEET (20') WIDE INGRESS AND EGRESS EASEMENT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 201816765 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

LOCATED AT 1883 WATTERSON ROAD

see accompanying field note description

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities. 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. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48201C 0475 F, dated May 9, 2023.

THIS the ____ day of _____, A.D., 2026.

BY: Holt Carson
Registered Professional Land Surveyor No. 5166

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

REFERENCE: 803002 AND
WATTERSON.DGN

email: survey@hciaustin.com web: www.hciaustin.com
Texas Licensed Surveying Firm Registration No. 10050700
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