

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

## LEGEND:

- AE — AERIAL EASEMENT  
BL — BUILDING LINE  
BLDG — BUILDING  
ESMT — EASEMENT  
FND — FOUND  
IP — IRON PIPE  
IR — IRON ROD  
CIR — CAPPED IRON ROD  
"STS" — STAMPED SOUTH TEXAS SURVEYING  
BCCF — BASTROP COUNTY CLERKS FILE  
BCDR — BASTROP COUNTY DEED RECORDS  
BCMR — BASTROP COUNTY MAP RECORDS  
POB — POINT OF BEGINNING  
POC — POINT OF COMMENCING  
PS — PARKING SPACES  
ROW — RIGHT OF WAY  
SQ. FT. — SQUARE FEET  
UE — UTILITY EASEMENT  
—X— BARBED WIRE FENCE  
—O— CHAIN LINK FENCE  
— CONCRETE  
COVERED CONCRETE  
—E— OVERHEAD ELECTRIC LINES  
— WOOD FENCE  
— WROUGHT IRON FENCE  
— GUY WIRE  
CATCH BASIN  
CABLE BOX  
ELECTRIC BOX  
ELECTRIC MH  
FIRE HYDRANT  
FIBER OPTIC MARKER  
FLAG POLE  
GAS METER  
GAS VALVE  
CURB INLET  
LIGHT POLE  
MANHOLE  
MONITORING WELL  
PIPELINE MARKER  
POWER POLE  
SERVICE POLE  
SANITARY MANHOLE  
STORM MANHOLE  
TELEPHONE PEDESTAL  
TRANSFORMER  
TRAFFIC SIGNAL BOX  
TRAFFIC SIGNAL POLE  
UNDERGROUND CABLE MARKER  
WATER WELL  
WATER METER  
WATER VALVE  
TBM  
—SAMPLE WELL  
—IRRIGATION CONTROL VALVE  
—CLEAN OUT  
—BOLLARD POST  
—MAIL BOX

## NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 87°47'33" W, ALONG THE NORTH R.O.W. LINE OF AUSTIN STREET.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED B.C.C.F. NO. 202418706.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2026. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48201C 0355F, DATE 05-09-2023, BY GRAPHING PLOTTING ONLY, WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ARTIE GAGE WAYNE  
VOL. 75, PG. 192, D.R.B.C.

REMAINING PORTION OF  
DIANNA MERINO  
VOL. 1903, PG. 773, O.P.R.B.C.

HAYSEL STREET  
(55.56' R.O.W.)

POINT OF BEGINNING  
FND 1/2" I.R.

AUSTIN STREET  
(PUBLIC R.O.W.)

UNION PACIFIC RAILROAD CO.

RAIL ROAD

## SITE PHOTOGRAPH



## BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED BENCHMARK  
NGS NO. BM0430, NAVD88, 1986 ADJUSTED, ELEVATION OF 371.77 FEET.

## SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.  
I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP \_\_\_\_\_ N/A of \_\_\_\_\_ N/A

Fred F. Lawton, Registered Professional Land Surveyor No. 5530



## LEGAL DESCRIPTION

BEING A 0.3858 ACRES (16,804 SQUARE FEET) OF LAND IN THE BASTROP TOWN TRACT SURVEY, ABSTRACT 11, SITUATED IN BUILDING BLOCK NO. 46 EAST OF MAIN STREET, CITY-OR BASTROP, ACCORDING TO THE MAP OR PLAT IN VOL. 1, PAGE 23A, PLAT BASTROP COUNTY, TEXAS, BEING THAT SAME TRACT CALLED TO CONTAIN 0.395 OF AN ACRE OF LAND AS DESCRIBED IN A DEED DATED SEPTEMBER 19, 2006 TO LAURA STURTZ IN VOLUME 1675, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS OBSERVATION, TEXAS CENTRAL, GEOID 18, NAD 83)

BEGINNING AT A FOUND 1/2 INCH IRON ROD, BEING IN THE NORTH RIGHT-OF-WAY LINE OF AUSTIN STREET (RIGHT-OF-WAY VARIES), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF THE REMAINING PORTION CONVEYED TO DIANNA MERINO, AS RECORDED IN VOLUME 1903, PAGE 773 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 47 MINUTES 05 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE EAST LINE OF SAID REMAINING PORTION, AT A DISTANCE OF 160.58 FEET TO A POINT FOR CORNER FROM WHICH A FOUND BENT PIPE BEARS SOUTH 80 DEGREES 25 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 0.33 FEET, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO ARTIE GAGE WAYNE, AS RECORDED IN VOLUME 75, PAGE 192 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 47 MINUTES 33 SECONDS EAST, ALONG WITH THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH LINE OF SAID ARTIE GAGE WAYNE TRACT, AT A DISTANCE OF 104.65 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY;

THENCE SOUTH 02 DEGREES 47 MINUTES 05 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH LINE OF SAID UNION PACIFIC RAILROAD COMPANY, AT A DISTANCE OF 160.58 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 47 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID AUSTIN STREET, AT A DISTANCE OF 104.65 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.3858 ACRES (16,804 SQUARE FEET) OF LAND, MORE OR LESS.

## TOPOGRAPHIC, TREE AND BOUNDARY SURVEY OF

BEING A 0.3858 ACRES (16,804 SQUARE FEET) OF LAND IN THE BASTROP TOWN TRACT SURVEY, ABSTRACT 11, SITUATED IN BUILDING BLOCK NO. 46 EAST OF MAIN STREET, CITY-OR BASTROP, ACCORDING TO THE MAP OR PLAT IN VOL. 1, PAGE 23A, PLAT BASTROP COUNTY, TEXAS, BEING THAT SAME TRACT CALLED TO CONTAIN 0.395 OF AN ACRE OF LAND AS DESCRIBED IN A DEED DATED SEPTEMBER 19, 2006 TO LAURA STURTZ IN VOLUME 1675, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

ADDRESS: 1208 AUSTIN STREET  
BASTROP, TEXAS 78602

JOB NO.: 0025-26 SCALE: 1" = 20' DATE: 1-17-26

SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
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