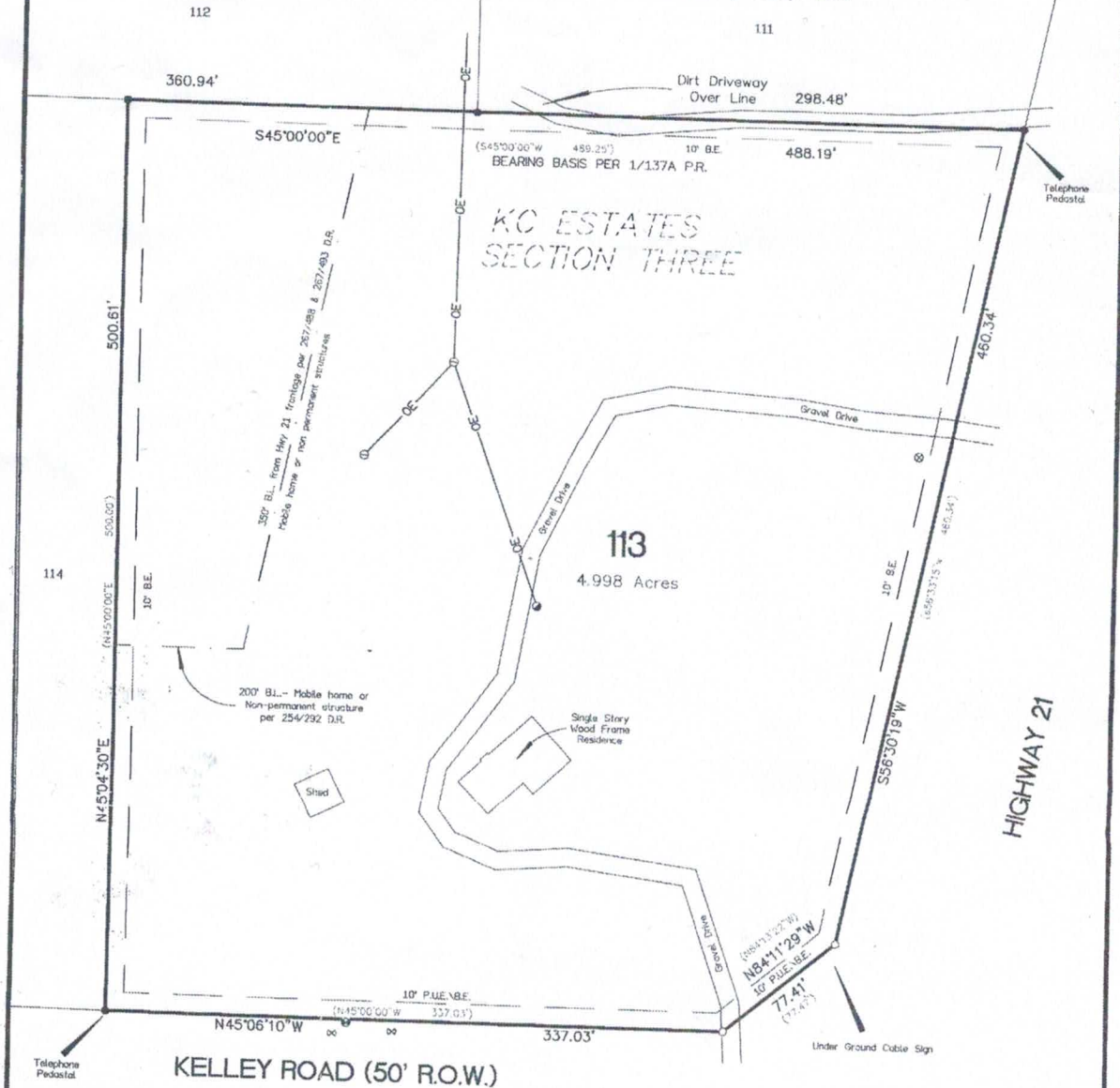


SURVEY PLAT of Tract 113, a 4.997 acre tract of land, KC ESTATES SUBDIVISION, SECTION THREE, a subdivision in Bastrop County, Texas according to the plat recorded in Plat Cabinet 1, Page 137A, of the Plat Records of Bastrop County, Texas.



EASEMENTS PER GF# 05-7804837

1. Restrictive covenants recorded in Volume 254, Page 292, Volume 267, Page 498 and Volume 267, Page 493, Deed Records of Bastrop County, Texas. Affect this tract.
- 10 d. 10' utility easement along the front property line(s) as recorded in Plat Cabinet 1, Page 137A, Plat Records of Bastrop County, Texas. Affect this tract.
- 10 e. Waterline easement granted to Aqua Water Supply Corporation, recorded in Volume 728, Page 385, Official Records of Bastrop County, Texas. Affects this tract and 15' wide as layed in the ground.
- 10 f. Waterline easement granted to Aqua Water Supply Corporation, recorded in Volume 728, Page 391, Official Records of Bastrop County, Texas. Affects this tract and 15' wide as layed in the ground.
- 10 g. Channel easement granted to the State of Texas, recorded in Volume 191, Page 360, Deed Records of Bastrop County, Texas. May affect this tract.
- 10 h. Electric transmission line easement granted to the Lower Colorado River Authority recorded in Volume 175, Page 360, Deed Records of Bastrop County, Texas. Does not affect this tract.
- 10 i. Electric distribution easement granted to Blumennet Electric Cooperative, Inc., recorded in Volume 285, Page 274, Deed Records of Bastrop County, Texas. Affects this tract.

ADDRESS: 1021 Highway 21 East
Bastrop, Tx. 78602

SURVEYORS CERTIFICATION:

TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS CORRECT AND THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPINGS OR IMPROVEMENTS VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

DATE: 02/06/2005
DRAWN BY: Robert Steubing
DRAWING NAME: WA324-2005.DWG
FEB. 14 PG. 75

NOTES:

1. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X" AS IDENTIFIED BY THE FEDERAL FLOOD INSURANCE RATE MAP# 48021C0200 C DATED AUGUST 18, 1991.
2. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER TITLE REPORT GF# 05-7804837 AS PROVIDED BY ALAMO TITLE COMPANY.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- POWER POLE
- PETER POLE
- OVERHEAD ELECTRIC
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- BLUEBONNET ELECTRIC EASEMENT
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- RECORD PLAT DATA



CENTRAL TEXAS SURVEYING
130 HILBIG LANE
RED ROCK, TEXAS 78662
PH# (512) 308-0485
FAX (512) 308-0484

Robert C. Steubing 02.10.05
ROBERT C. STEUBING DATE
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5548