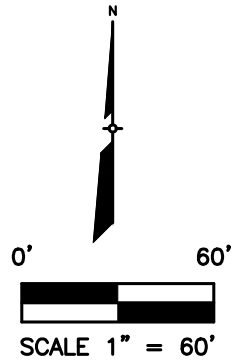


120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
512-312-5040
TBPELS FIRM REG. F-3524
TBPELS FIRM REG. 10194981



CATEGORY 1A TITLE SURVEY
ADDRESS: 509 STATE HIGHWAY 21
CEDAR CREEK, TEXAS 78612



LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET W/ ORANGE CAP STAMPED "CUATRO 7213"
- DENOTES 1/2" ST. SK. FND.
- DENOTES 1" PIPE FND.
- △ DENOTES 60D NAIL
- △ DENOTES CALCULATED POINT
- CONCRETE MONUMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- EXISTING EASEMENT
- x-x- EXISTING WIRE FENCE
- o-o- EXISTING CHAINLINK FENCE
- EXISTING PIPE FENCE
- OHE- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- Ⓜ WATER METER
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83

SCHEDULE B - 10:

- TEN FOOT UTILITY EASEMENT(S) AND TWENTY FIVE FOOT ROADWAY EASEMENT AS SET OUT IN VOLUME 228, PAGE 286 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS. **DOES AFFECT THIS TRACT, SHOWN ON PLOT**
- PIPE LINE EASEMENT GRANTED TO SHELL PIPE LINE CORPORATION, BY INSTRUMENT DATED JANUARY 4, 1929, RECORDED IN VOLUME 85, PAGE 592 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS. **DOES AFFECT THIS TRACT, SHOWN ON PLOT**
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- WATER PIPE LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, BY INSTRUMENT DATED NOVEMBER 10, 1969, RECORDED IN VOLUME 194, PAGE 686 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS. **MAY AFFECT THIS TRACT, UNABLE TO PLOT**
- ELECTRICAL EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED DECEMBER 2, 1974, RECORDED IN VOLUME 227, PAGE 818 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS. **DOES AFFECT THIS TRACT, SHOWN ON PLOT**
- WATERLINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, INC., BY INSTRUMENT DATED NOVEMBER 15, 1969, RECORDED IN VOLUME 552, PAGE 691 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS. **MAY AFFECT THIS TRACT, UNABLE TO PLOT**
- WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, BY INSTRUMENT DATED JANUARY 14, 2026, RECORDED UNDER DOCUMENT NO. 202601031 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS. **DOES AFFECT THIS TRACT, UNABLE TO PLOT**
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- ALL CONVEYANCES, CONTRACTS, DEEDS, RESERVATIONS, EXCEPTIONS, LIMITATIONS, LEASES, AND SIMILAR INTERESTS IN OR TO ANY GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, ALL AS PROVIDED BY SECTION 2703.056 (A) OF THE TEXAS INSURANCE CODE.
- INTENTIONALLY DELETED
- ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.
- EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)
- ENCROACHMENT OF THE GARAGE AND CONCRETE DRIVE OVER THE 10 FOOT PUBLIC UTILITY AND ELECTRIC EASEMENTS ALONG THE EAST PROPERTY LINE AS SHOWN ON SURVEY DATED JUNE 9, 2026, PREPARED BY CHRIS ELIZONDO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7213 ("THE SURVEY").
- OVERHEAD ELECTRIC LINES WITH POLES AND GUYS LOCATED ALONG THE NORTH PROPERTY LINE OUTSIDE OF ANY DEDICATED EASEMENT AS SHOWN ON THE SURVEY.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	104.32'	N4°18'48"W
L2	132.42'	N1°52'31"W

LINE TABLE - RECORDS		
LINE #	LENGTH	BEARING
(L1)	104.75'	N3°28'29"W
(L2)	132.20'	N0°24'38"W

LEGAL DESCRIPTION

BEING A 4.809 ACRE TRACT OF LAND, OUT OF THE J.M. BANGS SURVEY, ABSTRACT NO. 5, SITUATED IN BASTROP COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED TO JKG PROPERTY INTERESTS, LLC, AS RECORDED IN DOCUMENT NO. 202105707 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

FLOOD INFORMATION:

THIS PROJECT IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP.

COMMUNITY PANEL NUMBER: 48021C0330
FLOOD MAP DATED: MAY 9, 2023

BORROWER: PRASAD GURJALA
TITLE CO.: OLD REPUBLIC TITLE INSURANCE COMPANY
G.F. NO.: 202601553

THE UNDERSIGNED DOES HEREBY CERTIFY TO JKG PROPERTY INTERESTS, LLC, PRASAD GURJALA, AND OLD REPUBLIC TITLE INSURANCE COMPANY, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, TSPS LAND TITLE SURVEY.



DATE: 6-15-2026

CHRIS ELIZONDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7213