

Texas Historical Commission staff (BB), 9/17/2008, rev 10/6/08
18" x 28" Recorded Texas Historic Landmark Marker with post
Bastrop County (Job #08BP01) Subject (Atlas) UTM:
Location: Bastrop, 1404 Wilson St

ALLEN-FOWLER HOUSE

THE BASTROP ACADEMY OPENED IN 1851 WITH PROF. WILLIAM J. HANCOCK OF ABERDEEN, MISSISSIPPI AS HEADMASTER. HE ARRIVED IN EARLY 1852 AND BUILT THIS HOUSE FOR HIS FAMILY AND STUDENT BOARDERS. THE ACADEMY BECAME THE BASTROP MILITARY INSTITUTE IN 1857, WITH COLONEL R.T.P. ALLEN REPLACING HANCOCK. COL. ALLEN AND HIS WIFE JULIA MOVED INTO THIS HOME AND CONTINUED TO RENT OUT THE BACK WING FOR BOARDING CADETS. SAM HOUSTON, WHOSE SONS WERE CADETS AT THE INSTITUTE, WAS A GUEST OF THE ALLENS. COUNTY ATTORNEY AND LATER STATE SENATOR JOHN PRESTON FOWLER BOUGHT THE PROPERTY IN 1876. FOWLER ADDED ELABORATE JIGSAWN DETAILING AND A PROJECTING BAY WINDOW TO THIS TWO-STORY MODIFIED L-PLAN HOUSE WITH FIRST AND SECOND STORY GALLERIES.

RECORDED TEXAS HISTORIC LANDMARK – 2008
MARKER IS PROPERTY OF THE STATE OF TEXAS

**RECORDED TEXAS HISTORIC LANDMARK MARKERS:
2008 Official Texas Historical Marker
Sponsorship Application Form**

Valid November 1, 2007 to January 15, 2008 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (official title will be determined by the THC): **Allen-Fowler House**

County: **Bastrop**

Town (nearest county town on current state highway map): **Bastrop**

Street address of marker site or directions from town noted above: **1404 Wilson St.**

NOTE: Recorded Texas Historic Landmark markers must be placed at the structure being marked.

Recorded Texas Historic Landmark markers definition: Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

Criteria:

1. **Age:** Structures eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a structure for the RTHL designation. It must have an equally significant historical association, and that association can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state

of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.

4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

Special National Register considerations for RTHL marker applications: If a structure has been individually listed in the National Register of Historic Places (NRHP) under either Criterion A or B and Criterion C (Architecture), the historical text compiled as part of the National Register nomination process may be submitted as part of the marker process, provided it includes the required reference notes and other documentation. Acceptance of the National Register information for the purposes of the marker process will be up to the sole determination of the THC. Listing in the NRHP does not guarantee approval for an RTHL marker. See the THC web site at <http://www.thc.state.tx.us/markerdesigns/madnrcrit.html> for National Register criteria.

APPLICATION REQUIREMENTS

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements and are submitted online as required can be accepted or processed by the THC. For RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; online map (see details below); site plan; floorplan; historic photograph; and current photographs clearly showing each side of the structure.

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than January 15, 2008.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.
- Applications for RTHL markers must include a current city or county map through TopoZone.com that clearly denotes the proposed marker location. Instructions for using TopoZone.com are available on the THC web site.
- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

APPROVAL BY COUNTY HISTORICAL COMMISSION

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC,

the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker program.

As chair or duly appointed marker chair, I certify the following:

Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any: None noted

Name of CHC contact (chair or marker chair): Kay C. Wesson

Mailing address: 87 Loop 150 **City, Zip:** Bastrop, TX 78602

Daytime phone (with area code): 512-303-4441 **Email address** (required): kaywesson@remax-bastrop-tx.com

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: Geoffrey S. Connor

Address: PO Box 27195 **City, state, zip:** Austin, TX 78755

Phone: 512-332-0007 **Email address:** Mail Address: 1404 Wilson, Bastrop, TX 78602

Legal Description of the property (metes and bounds, lot and block, etc.): Lot 8 & 0.163 acres, a portion of Lot 1, Resubdivision No 2, the Compound, in the City of Bastrop, recorded in Plat Cabinet 2, Page 375A, Plat Records of Bastrop County, Texas

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

NOTE: The property owner will not receive any additional copies of correspondence from the THC. [All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—will be sent via email to the CHC representative, who is encouraged to share the information with all interested parties as necessary.] Given the large volume of applications processed annually and the need for centralized communication, all inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.

- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): Bastrop County Historical Commission

Contact person (if applicable): Robbie Sanders

Mailing address: PO Box 178 **City, zip:** Bastrop, TX 78602

Email address (required): abarranch@aol.com **Phone:** 512-303-3389

SHIPPING INSTRUCTIONS

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: Geoffery Connor C/O-Kay C. Wesson, County Chairman

Street address: 87 Loop 150 **City, zip:** Bastrop, TX 78602

Daytime phone (required): 512-303-4441 **Email** (required): kaywesson@remax-bastrop-tx.com

TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post* (\$750)

*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address: markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form
 - A TopoZone.com map of the proposed marker location
 - The narrative history (including documentation)

RECORDS RETENTION BY CHC: The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>).

Allen-Fowler House Circa 1852

I. Context

The town of Bastrop was established with great promise on the Camino Real by Stephen F. Austin in 1832. Yet, life was lived at the most basic level through the end of the 1840's. Bastrop's population at the end of the decade was perhaps 200-300 people who occupied eighty to ninety frame houses on several unpaved streets. In May, 1850, school teacher Kezia Payne described Bastrop as "extensively laid out, but like a half starved cat, it is not filled out yet."¹ However, in 1851, changes happened suddenly and swiftly. Bastrop's population more than tripled by 1855 as new businessmen and craftsmen "erected the best public houses" and "elegant homes." A major example of the town's progress was the founding of a newspaper in November, 1851. The *Colorado Reveille* wrote in its first issue, November 30, 1851, "We unhesitatingly assert that Bastrop has advanced with more rapid strides in the scale of improvements than any town in Texas." The decade of the 1850's witnessed the expansion of the county road system, the growth of a prosperous lumber industry supported seven saw mills, the construction of a new courthouse and jail near the business district, the establishment of a public library, and a new church constructed by the Methodists which was the "finest wood church in the state." The clearest indication of Bastrop's growing excellence was the establishment of a quality education facility, the Bastrop Academy, which opened with an enrollment of 132 students in 1851.²

II. Overview

Professor William J. Hancock, from Aberdeen, Mississippi, was hired to be headmaster of the new Bastrop Academy. In February, 1852, he purchased a six acre lot across the street from the

Allen-Fowler House, Cont.

Academy building and built a two-story home which was a combined family residence and boarding house for out of town students attending the school. The house is situated on the south east corner of Farm Lot, 17, West of Main Street in Bastrop, Texas. The street address is 1404 Wilson St.³

Molly Nicholson McDowall, who had been a young student at the Bastrop Academy and who later in life wrote much of Bastrop's early history, explained in a letter she wrote in 1910:

*"The Academy was built (1851) and was under direction of the Methodist Church. Wm. J. Hancock was 1st in charge and his school was well attended by out-of-town pupils in large numbers.... Mr. Hancock employed only the best teachers...He had always a large number of boarding pupils in his home on site of Mr. Fowler's present residence."*⁴

McDowall described the boarding house as having a two story front with a front gallery with two large rooms upstairs and two large rooms downstairs separated by a wide hall. The Hancock family occupied the South front room and the first room in the ell.⁵ The configuration of these rooms remains, in 2007, as McDowall described them.

In 1857, the Bastrop Academy was converted into the Bastrop Military Institute and Professor Hancock was replaced by Col. Robert Thomas Pritchard Allen. Col. R.T.P. Allen was a graduate of West Point, a civil engineer, mathematics professor, and Methodist preacher. Col. Allen added barracks to the east and west sides of the Campus property and brought in his son, Major Robert D. Allen to be a math professor and Commandant of the Institute. "Young men from other States came, and soon more than one hundred young men were cadets - the finest young men in the country." Although loved and honored by the cadets, the Colonel was called "Rarin', Tarin,' Pitchin' Allen" behind his back.⁶

Col. Allen and his wife, Julia, bought the Hancock home in 1857 and continued to operate it as a boarding house while living there.⁷ The most important guest in the home during the Allen years was Governor Sam Houston whose sons were cadets at the Military Institute. According to McDowall, Governor Houston always delivered the Commencement address at the Institute and, on at least one occasion, “dined with the Colonel.”⁸ In 1965 the Texas Historical Commission approved an Information Marker titled *Mrs. R. T. P. Allen*. About Mrs. Allen’s years in Bastrop, the marker reads, “Their family visitors from time to time in Bastrop included Governor Sam Houston, whose son, Sam Junior, was a BMI cadet.” This marker (in 2007) is located in a road side park along State Hwy 71, 1.7 miles east of the intersection of S.H. 71 and Loop 150 East, Bastrop, Texas.

When the Civil War broke out in 1861, the cadets of the Bastrop Military Institute were in demand as drill masters and left the school. Colonel Allen left to serve as mustering officer at different camps in Texas and was appointed Colonel of the 17th Regiment, Texas Infantry, CSA on June 9, 1862. Major Bob D. Allen left the Institute in 1863 and only a handful of younger students remained.⁹ The school was unable to continue. Subsequent teachers throughout the years were unsuccessful at operating a school in the old Academy building.

The house at 1404 Wilson had three more owners before it was sold to attorney John Preston Fowler and his wife Maud Maynard Fowler in February, 1876. About 1880, the Fowlers made impressive architectural changes to the home’s exterior.¹⁰ They added front and side bay windows and a side porch on the north. In keeping with the exuberant Victorian style of the time, they added fancy, ornate trim on the exterior. The porch valences featured repeated open circles with scroll saw brackets and chunky balusters. Windows were framed with paneled

pilaster jambs and architrave with cornices. These architectural features remain today (2007), as do the original side lights and a five light transom which surround the front doors. (Although very old, it is believed the front doors may not original.) The Fowlers retained the boarding house wing at the rear of the house and it is still there today. These four rooms are large and square, with wooden walls, ceilings and floors. The woodwork is plain, with no embellishments

John Preston Fowler was known as “Pet” Fowler. He attended “country schools of Texas” and attended college in Washington D. C. ¹¹ He returned to Bastrop where he was admitted to the bar and “became well known as an able practitioner and a prominent attorney.” He established the law firm, Fowler and Fowler, with his attorney son Wallace Fowler and later with John Preston Fowler, Jr. “Pet” was Mayor of Bastrop (1874),¹² Bastrop County Attorney (1873-1876 & 1880-1881) and was elected Texas State Senator (1883 through 1885).

Fowler was not a man to be crossed. Once, his three milk cows escaped their fence and were put into the “Pound Pen,” an enclosure for wandering animals which was located at the corner of Main and Spring Streets in Bastrop. Mr. Fowler arrived on the scene and demanded that his cows be released at once. The City official in charge demanded a fee for impoundment but Fowler refused to pay. Fowler went home, got his axe, cut down the fence and released his cows. No one said a word.¹³

“Pet” and Maude Fowler raised six children in their home. Maude died in 1916; “Pet” died at age 78 years in 1927. He was a member of the Bastrop Methodist Church, the Masonic Lodge, and, for a number of years, was president of the Bastrop School Association.¹⁴

The home remained unchanged except for the addition of a bath to a downstairs bedroom when Mrs. Fowler, Jr. became an invalid around 1920.¹⁵ The next change occurred in 1995 when owners Joe and Nancy Beal added an ell to the boarding house wing. The ell is a bedroom and bath and it compliments the architecture and spirit of the home (see photos).

All other features remain unchanged.

III Significance

In 1978 the Allen-Fowler house was included in the National Register of Historic Places, and in 2007 was designated by the Bastrop Landmark Commission as one of Bastrop's landmark properties. The home sits on its original site, the building materials and original trim remain in excellent condition, and the architecture is remarkably unchanged from the 1880's Victorian update by the Fowlers. The Allen-Fowler house is among only five or six homes that have survived Bastrop's first twenty years of existence. When constructed in 1852, its size and quality reflected the new golden era into which Bastrop had just entered. The first homeowners, Hancock and Allen, established educational excellence in Bastrop, and, as a result, new families moved into Bastrop from distant towns and states so that their children could attend the Academy/Military Institute. These families brought political, economic, cultural and religious vitality to the once stagnant town. Bastrop town leader and State Senator, John Preston Fowler, was among the first who dared to introduce extensive architectural gingerbread to a home in Bastrop. A few homeowners began to follow his lead during the late 1880's and there are several homes built during the 1890's that sport ornate trim work. The Allen-Fowler house is a significant structure because it offers a visual history which reflects the forces, events, and people which give Bastrop its special character.

IV. Documentation

¹ Margaret Belle Jones, *Bastrop. A Compilation of Material Relating to the History of the Town of Bastrop with Letters Written By Terry Rangers* (Bastrop, Texas, June 8, 1936), p. 23. (Booklet located in the Bastrop Historical Society Museum)

² Kenneth Kesselus, *Bastrop County 1846-1865* (Bastrop, Texas, 1987), pp. 29-55.

³ Bastrop County Deed Records, Vol. K., p. 551. Hancock paid \$500.00 for the six acres.

⁴ Jones, p. 32.

⁵ Mary Nicholson McDowall, "A Little Journey Through Memory Halls," (1931), p.38. Original manuscript located in the Bastrop County Historical Society Archives, Bastrop, TX.

⁶ McDowall, p. 45-46.

⁷ Bastrop County Deed Records, Vol. K, p. 550. Col. Allen purchased the home and boarding house for \$5,000.00 on Aug 5, 1857, and, Bastrop County Deed Records, Vol 6, p.64. This deed is actually a later sale of the home to J. P. Fowler, however, it confirms that Allen lived in the home and boarding house - "the lot formerly owned by Robert T. P. Allen and upon which he resided."

⁸ McDowall, p. 64-65.

⁹ Jones, p. 33.

¹⁰ Beth Amey, Interview with Bobbie Terrell, January, 1984, Austin, TX. Mrs. Amey was a Fowler granddaughter. She remembered a "Turkey-red carpet and a piano in the parlor and a Murphy bed with mirrored doors in the master bedroom. Interview notes in personal files of Bobbie Terrell, Bastrop, TX.

¹¹ "Pioneer Citizen Called By Death," *Bastrop Advertiser*, December 22, 1927

¹² "City Council Proceedings," *Bastrop Advertiser*, Dec. 19, 1874. The City of Bastrop has lost the official record of Council Minutes from the 1870's. Newspapers are the only research materials available which list elected officials, laws, and ordinances passed during that decade.

¹³ Laake, Frank. Interview conducted by Ms. Bobbie Terrell, January, 1984. Interview notes in the J. P. Fowler file in the Bastrop County Historical Society Museum, Bastrop, TX.

¹⁴ *Advertiser*, December 22, 1927.

¹⁵ Malone, Beulah. Interview conducted by Dr. G. R. Wagner, Dec. 1983, Bastrop, TX. Mrs. Malone purchased the home from Fowler descendants. Interview notes in personal file of Ms. Bobbie Terrell, Bastrop, TX.

Additional Sources

Bastrop Advertiser

“Bastrop School Association,” July 17, 1886

“Death of Morgan Fowler,” October 28, 1905

“Mrs. J. P. Fowler, Jr. Dies Sunday,” August, 1927

“W. E. Fowler, of the law firm of Fowler & Fowler...” March 10, 1906

The Bastropian, 1986, “Rich Architectural Heritage on View”

The Bastropian, 1995, “Building Styles Reflect History”

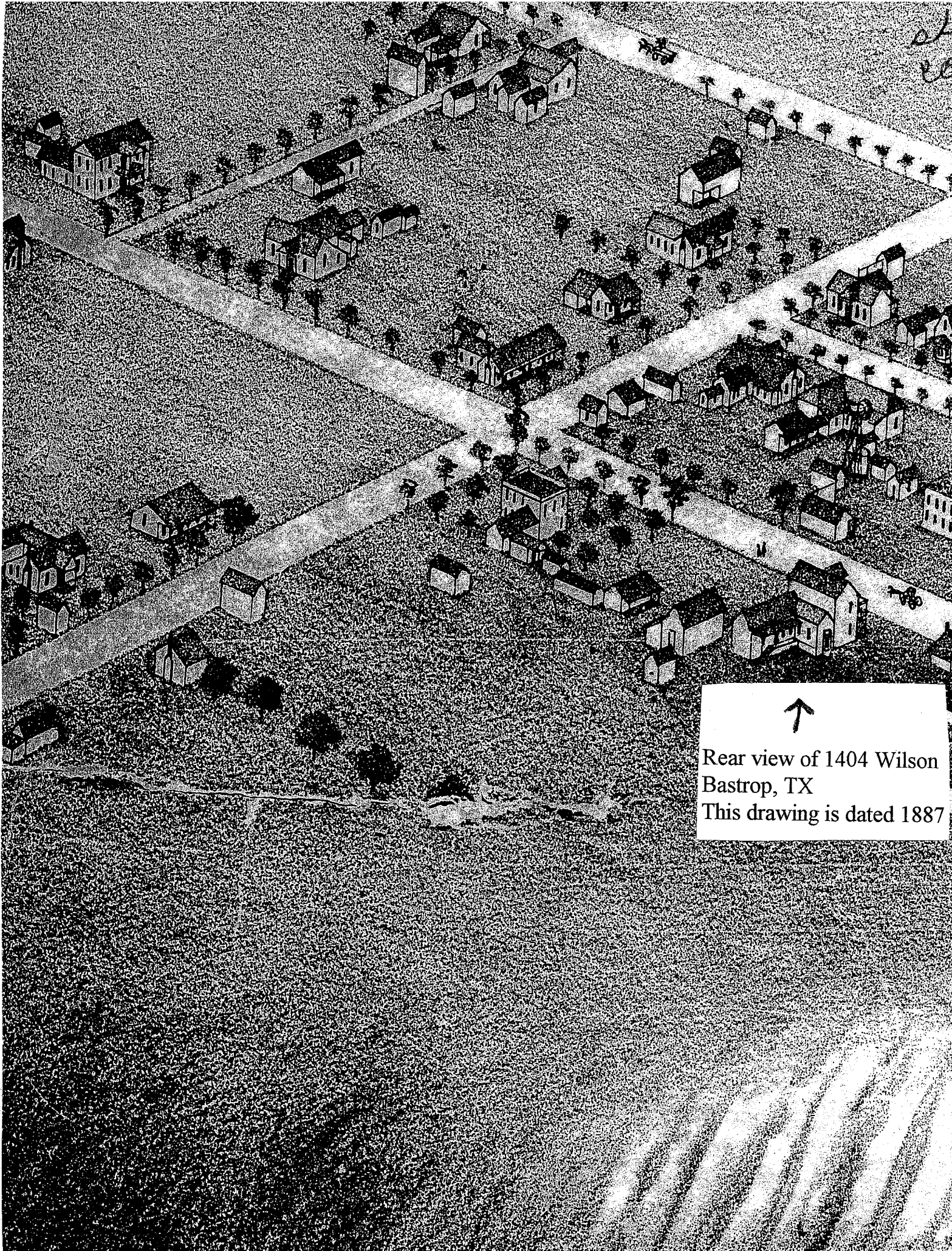
Bill Moore, *Bastrop County, 1691-1900*, Revised Edition. (Wichita Falls, TX, 1977).

National Park Service, Historic and Architectural Multiple Resource Area Sites, Applications for the National Register of Historic Places. Applications are located in the files of the Bastrop Landmark Commission and the Bastrop Public Library.

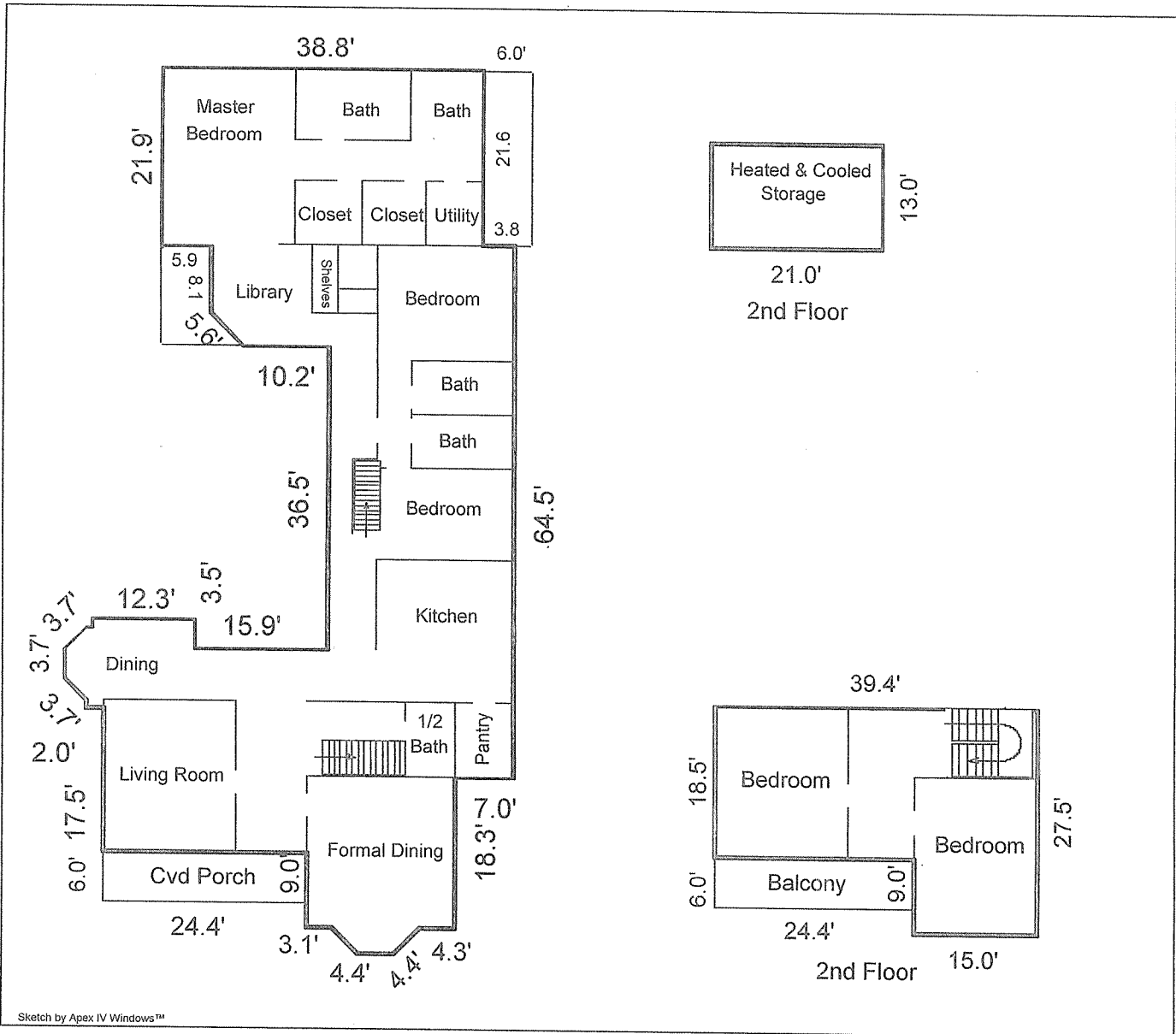
Bastrop County Clerk's Office

Deed Records

Probate Records



Rear view of 1404 Wilson
Bastrop, TX
This drawing is dated 1887



Comments:

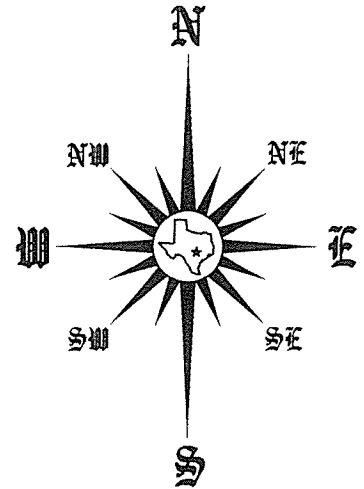
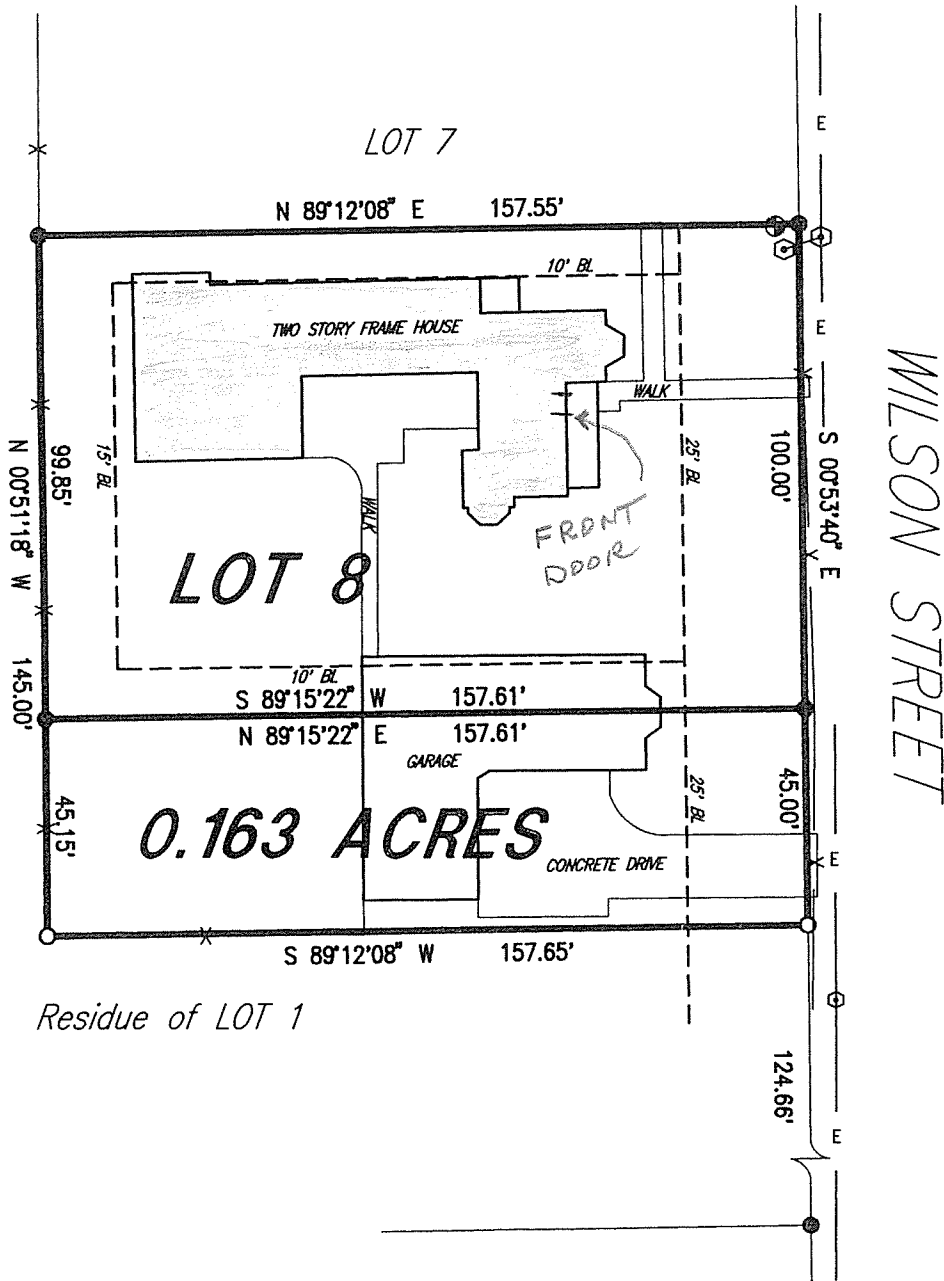
AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	3537.90	3537.90
GLA2	Second Floor	863.90	
	Second Floor	273.00	1136.90
P/P	Covered Porch	146.40	
	Covered Balcony	146.40	
	Covered Patio	79.84	
	Covered Patio	129.60	502.24
TOTAL LIVABLE (rounded)			4675

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	2.6 x	3.7	9.68
	0.5 x	2.6 x 2.6	3.42
	0.5 x	2.6 x 2.6	3.42
	0.5 x	4.0 x 4.0	7.84
	18.7 x	46.9	878.77
	6.4 x	28.2	181.40
	4.0 x	10.2	40.39
	3.5 x	12.3	43.05
	30.0 x	32.9	987.00
	0.7 x	8.9	6.25
	5.9 x	21.9	129.21
	1.0 x	47.6	47.64
	3.8 x	56.3	213.91
	8.2 x	49.4	405.79
	0.5 x	3.1 x 3.1	4.84
		3.1 x 4.4	13.69
		10.6 x 18.3	194.11
10 remaining calculations			1504.39
27 Areas Total (rounded)			4675

5665

Site Plan

1404 Wilson Street
Bastrop, Texas



SCALE: 1" = 40'

- IRON ROD FOUND
- IRON ROD SET
- ⊕ UTILITY POLE
- ⊕ WATER METER
- X- FENCE LINE
- E- ELECTRIC LINE
- BL BUILDING LINE
per RESTRICTIONS
RESTRICTIONS; 2/375A BCPR

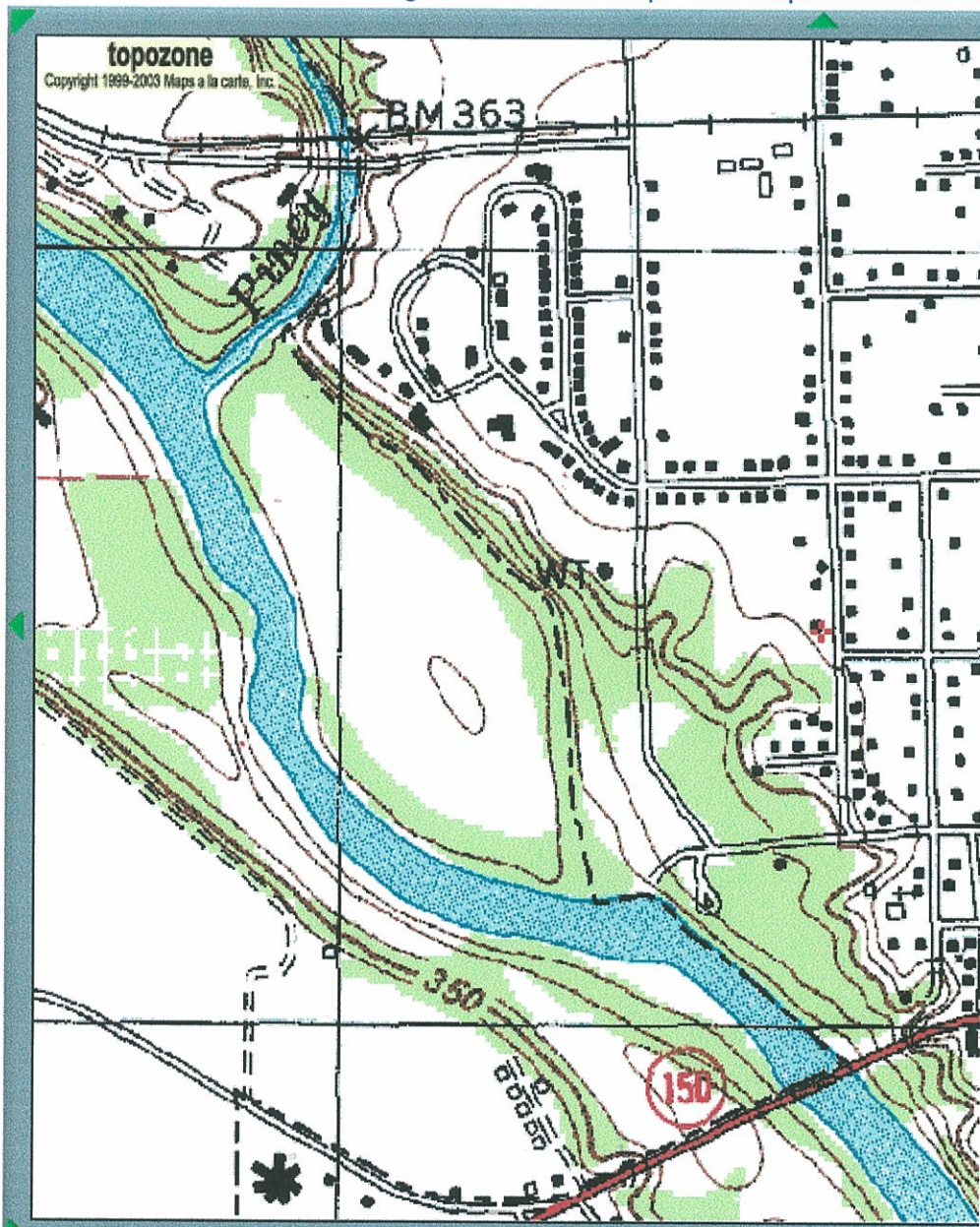
NO portion of this tract lies within a SPECIAL FLOOD HAZARD AREA designated as such by the Department of Housing and Urban Development, Federal Insurance Administration, as shown on

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no

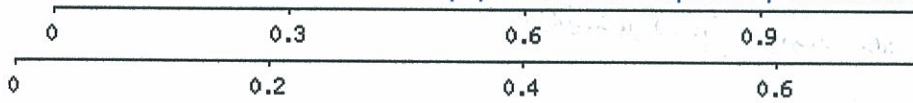
DALE L. OLSON

REGISTERED PROFESSIONAL LAND SURVEYOR

711 WATERS STREET (512) 221-5476 DACTDAD TEXAS



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1404 Wilson
Bastrop, TX



Front



Front

1404 Wilson
Bastrop, Tx
18602



Back



Back

1404 Wilson
Bastrop, La
78602



South side
- showing the
1995 add-on
on the left
side of the
picture.



North side