

98.978 ACRES
GASTON ARRIETA
NANCY ARRIETA
1893/622

(N 13°56'13" E
(92.67')
N 13°30'12" E
92.51')

LOWER COLORADO RIVER
MINORITY EMT.
102/140
CIVILIAN ESTATE
THOMAS EMT.
(80' WIDE EMT.)
11/28/83

FLOOD ZONE "A"
FLOOD ZONE "X"

TRACT 10
1.9447 ACRES
JAMES F. ADAMS
825/716

TRACT 11
2.034 ACRES
CURTIS REUTNER
1317/908

3.633 ACRES

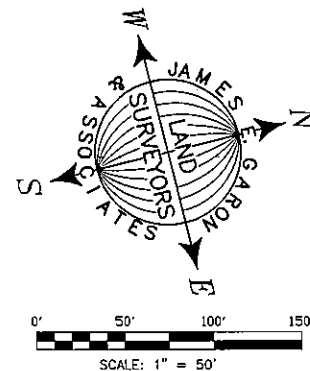
16.88 ACRES
JOY KOVAR et al
1580/489

TRACT 9
1.6929 ACRES
JAMES F. ADAMS
825/716

TRACT 12
1.510 ACRES
ROSS M. HEMBY
CAROLE A. HEMBY
670/487

1.484 ACRES
RONALD JEFFERIES
ELSIE M. JEFFERIES
446/702

1.501 ACRES
FRED POOLE
JACQUELINE POOLE
367/294



LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET W/PLASTIC CAP "RPLS 4303"
- ⊙ "X" IN CONC.
- ▲ NAIL FOUND
- CONC. MONUMENT FND.
- WOOD FENCE
- - - CHAIN LINK FENCE
- - - WIRE FENCE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - D.E. DRAINAGE EMT.
- - - P.L. PILING LINE
- POWER POLE
- - - OVERHEAD ELEC. LINE
- - - DOWN GUY
- (BRG.-DIST.) RECORD CALL
- (R.C.) RESTRICTIVE COVENANTS
- (B.E.C.) BLUEPRINT ELEC. COOP.
- (A.W.S.C.) AQUA WATER SUPPLY CORP.

SURVEY MAP OF 3.633 ACRES OF LAND OUT OF THE AHIJAH M. HIGHSMITH SURVEY ABSTRACT No. 39, BASTROP COUNTY, TEXAS (SEE ATTACHED LEGAL DESCRIPTION PREPARED HERewith)

FILE: CO\BASTROP\SURVEYS\A M HIGHSMITH\GREEN ACRES\B47607.DWG

G.F. NO. 1029717

REFERENCE: FRANK P. WILSON & LINDA O. WILSON

ADDRESS: 152 GREEN ACRES LOOP, BASTROP, TEXAS

JOB NO.: 252-10 FIELD BOOK B-140/70; B-347/21; 401/56

DRAWN BY: KEN C. REV. --

NOTE:
THIS PROPERTY IS SUBJECT TO:
1. RESTRICTIVE COVENANTS IN 310/127 D.R.B.C., 825/716 & 483/135 O.R.B.C.

THIS PROPERTY IS NOT SUBJECT TO:
1. UTILITY EASEMENT TO TEXAS PUBLIC UTILITIES COMPANY IN 80/606 D.R.B.C.

TO THE OWNERS, LIENHOLDERS AND STEWART TITLE GUARANTY COMPANY
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.
THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL, AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE A & X AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48021C040DE
EFFECTIVE JAN. 19, 2006.

JAMES E. GARON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
924 Main Street
Bastrop, Texas 78602
(512) 303-4185
Fax (512) 321-2107

MAY 7, 2010

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107
jgaron@austin.rr.com

May 7, 2010

LEGAL DESCRIPTION: BEING A 3.633 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE A.M. HIGHSMITH SURVEY, ABSTRACT 39 IN BASTROP COUNTY, TEXAS, ALSO KNOWN AS TRACTS 9 & 10, GREEN ACRES, AN UN-RECORDED SUBDIVISION OF LAND AND BEING ALL THAT CERTAIN 1.9447 ACRE TRACT AND 1.6929 ACRE TRACT OF LAND CONVEYED TO JAMES F. ADAMS BY DEED RECORDED IN VOLUME 825, PAGE 22 OF THE OFFICIAL (DEED) RECORDS OF BASTROP COUNTY, TEXAS; SAID 3.633 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MAY, 2010:

BEGINNING at a 5/8" iron pipe found on the easterly line of that certain 98.978 acre tract of land conveyed to Gaston Arrieta and Nancy Arrieta by deed recorded in Volume 1893, Page 622 of said deed records for the southwesterly corner hereof, said Tract 10 (1.9447 acre tract) and that certain 35.5558 acre tract of land (first tract) of record in Volume 125, Page 256 of said deed records and the northwest corner of that certain 16.88 acre tract of land conveyed to Joy Kovar by deed recorded in Volume 1580, Page 489 of said deed records and;

THENCE North 13°30'12" East along said easterly line passing a 1/2" iron rod stamped "L.C.R.A." found for the northwesterly corner of that certain 0.093 acre easement tract granted to the Lower Colorado River Authority by deed recorded in Volume 861, Page 22 of said deed records at a distance of 66.65 feet and continuing for a total distance of 92.51 feet to a 5/8" iron rod with cap stamped "property corner" found for the northwesterly corner hereof and said Tract 10 (1.9447 acre tract) and the southwesterly corner of that certain 2.034 acre tract of land (Tract 11) conveyed to Curtis Reutner by deed recorded in Volume 1317, Page 908 of said deed records;

THENCE North 83°45'55" East passing a 5/8" iron rod found on the westerly line of a 30 foot private road easement, known as Green Acres Loop, of record in Volume 825, Page 406 of said deed records at a distance of 491.10 feet and continuing for a total distance of 505.93 feet to a 60d nail found in the center line of said 30 foot private road easement and on the northerly line of that certain 1.510 acre tract of land (Tract 12) conveyed to Ross M. Hemby and Carole A. Hemby by deed recorded in Volume 370, Page 487 of said deed records for the northeast of corner of said 1.9447 acre tract (Tract 10);

THENCE South 10°51'47" East a distance of 67.31 feet along said center line to a 5/8" iron rod with cap stamped "property corner" found for the common corner of said 1.9447 acre tract and 1.6929 acre tract (Tracts 9 & 10) and the southwesterly corner of said 1.510 acre Hemby tract;

THENCE South 76°16'10" East a distance of 324.96 feet to a 60d nail with washer stamped "J.E.GARON RPLS 4303" set in the center of said 30 foot private road easement, Green Acres Loop and the west line of that certain 1.501 acre tract of land conveyed to Fred Poole and Jacqueline Poole by deed recorded in Volume 367, Page 294 of said deed records for the northeasterly corner hereof and said 1.6929 acre tract and the southeasterly corner of said 1.510 acre Hemby tract;

THENCE South 15°42'03" West a distance of 206.67 feet along said center line to a 5/8" iron rod found on the northerly line of the aforesaid Kovar 16.88 acre tract for the southeasterly corner hereof and said 1.6929 acre tract (Tract 9) and the southwesterly corner of that certain 1.484 acre tract of land conveyed to Ronald Jefferies and Elsie M. Jefferies by deed recorded in Volume 446, Page 702 of said deed records;

THENCE North 76°05'46" West a distance of 821.03 feet to the **POINT OF BEGINNING**, containing 3.633 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Server; co\Bastrop\surveys\l.a.m. highsmith\green acres\25210.doc