



SIXTEEN NINETY-SEVEN LTD.
791/538
259.3 ACRES

272.657 ACRES
RAY JENSEN ESTATE
106/619
REM. 669 AC.

201.286 ACRES
RAY JENSEN ESTATE
106/619
REM. 669 AC.

LINE	BEARINGS	DISTANCE
L1	S 69°40'51" E	219.55'
L2	S 33°50'40" W	198.13'
L3	N 48°25'18" E	179.90'
L4	S 31°38'57" E	301.54'
L5	S 41°54'07" W	234.14'
L6	S 42°12'44" W	334.09'
L7	S 24°30'17" W	167.31'
L8	S 17°35'51" W	201.70'
L9	S 24°59'41" W	82.60'
L10	S 35°54'50" W	99.22'
L11	S 41°10'22" W	53.63'
L12	S 47°46'33" W	173.29'
L13	S 46°24'02" W	117.39'
L14	S 38°36'47" W	126.94'
L15	S 27°08'42" W	127.62'
L16	S 12°47'37" W	80.44'
L17	S 11°11'28" W	20.23'
L18	S 13°30'30" W	84.68'
L19	S 18°59'03" W	98.90'
L20	S 25°15'27" W	97.20'
L21	S 28°02'56" W	136.90'
L22	S 28°09'45" W	161.74'
L23	S 53°01'01" W	76.85'
L24	S 43°00'23" W	18.35'
L25	N 20°25'15" E	170.18'
L26	N 35°28'26" E	164.89'
L27	N 03°59'22" W	178.22'
L28	N 03°28'21" E	117.09'
L29	N 08°39'15" W	143.31'
L30	N 08°49'14" W	158.19'
L31	N 31°10'07" E	62.17'
L32	N 10°16'01" W	96.32'
L33	N 07°50'31" W	72.64'
L34	N 35°38'37" W	43.67'
L35	N 46°16'53" W	103.08'
L36	N 51°11'41" W	108.91'
L37	N 08°15'06" E	86.10'
L38	N 03°07'26" E	57.23'
L39	N 01°01'34" E	76.86'
L40	N 03°48'21" E	33.57'
L41	N 10°15'18" E	57.62'
L42	N 11°01'03" W	89.66'
L43	N 08°11'03" W	69.53'
L44	N 48°03'53" W	73.86'
L45	N 23°24'55" W	81.95'
L46	S 54°08'22" W	22.54'

CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	1677.02'	1601.53'	54°43'00"	S 70°21'52" W	1541.36'
C2	1587.02'	1648.06'	59°29'58"	N 79°13'26" E	1575.00'

TO THE OWNERS, LIEN HOLDERS AND TEXAS COUNTY TITLE 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 THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" & "A", AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48287C0300C EFFECTIVE APRIL 16, 2014.

REFERENCE: G.F. NO.: L180217

ADDRESS: 1545 FM 1697, GIDDINGS, TEXAS.
LEGAL DESCRIPTION: 272.657 ACRES AND 201.286 ACRES IN THE CLAIRBORNE LAWRENCE SURVEY, ABSTRACT 189, LEE COUNTY, TEXAS.

FIELD BOOK:
FILE: S:\Counties\Lee\Surveys\C Lawrence A-189\76318-all.dwg

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