

(S 42°11'38" W) (1256.94')

(N 45°00'00" E) (2813.88')

(S 45°00'00" W) (3791.67')

(N 48°11'01" W) (1380.11')
(N 48°09'33" W) (1379.56')
(S 45°00'00" E) (1400.27')



SCALE: 1" = 200'

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- ⊙ STAMPED I.E. GARON RPLS 4303
- ⊙ 1/2" PIPE FOUND (UNLESS NOTED)
- ⊙ IRON ROD W/CAP FOUND
- ⊙ CONCRETE HIGHWAY MONUMENT FOUND
- ⊙ COTTON SPINDLE FOUND
- ⊙ 804 NAIL FOUND
- ⊙ 804 NAIL SET
- ⊙ FENCE POST FOUND
- ⊙ CLEAN OUT
- ⊙ SEPTIC LID
- ⊙ WIRE FENCE
- ⊙ WOOD FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ IRON FENCE
- ⊙ POWER POLE
- ⊙ OVERHEAD ELECTRIC LINE
- ⊙ DOWN RAY
- ⊙ FIRE HYDRANT
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ DRAINAGE EASEMENT
- ⊙ B.L.
- ⊙ (R.G.)
- ⊙ (B.E.C.)
- ⊙ (A.W.S.C.)
- ⊙ C.M.P.
- ⊙ R.C.P.
- ⊙ (WIG.-DIST.)
- ⊙ RECORD CALL

SCHEDULE "B" ITEMS ADDRESSED:

- 10(a) SUBJECT TO BLANKET TYPE EASEMENT; PHILLIPS PETROLEUM COMPANY; 372/758
- 10(f) SUBJECT TO 40' EASEMENT; SUPERIOR OIL CO.; 373/108 (SHOWN)
- 10(a) SUBJECT TO 45' EASEMENT; U.S. COMPANIES, INC.; 389/781 (SHOWN)
- 10(a) SUBJECT TO BLANKET TYPE EASEMENT; GENERAL TELEPHONE COMPANY; 493/388
- 10(a) SUBJECT TO 30' EASEMENT; JESSIE MAE SHEPARD; 952/801 (SHOWN)

TO THE OWNERS, LIENHOLDERS AND TEXAS COUNTRY 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 ZONES "A" & "Z" AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48287C0330C EFFECTIVE APRIL 16, 2014.



NOVEMBER 21, 2019

REFERENCES: JACKIE MAGACH

ADDRESS:

LEGAL DESCRIPTION: 107.184 ACRES; S.F. AUSTIN SURVEY, A-1 IN LEE COUNTY, TEXAS.

FIELD BOOK: B611, PG. 16

FILE: S:\County\Lee\Survey\A-1\93919-tracts.dwg

G.F. NO.: L190102



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
Firm Reg. #10058400
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com