

DAVID A. GARCIA &  
RACHEL R. GARCIA  
1584/337  
1.343 ACRES  
(TRACT 2)

188.84'  
N 26°21'56" E

CHARCOAL LANE

LINE	BEARING	DISTANCE
1	N 23°00'53" E	120.16'
2	S 65°03'16" E	271.02'
3	S 24°24'53" W	730.33'
4	S 63°56'29" E	36.67'

RALPH G. HOPKINS &  
OLIVA D. HOPKINS  
1049/669  
134.032 ACRES

A = 655.77'  
R = 3870.46'  
CB = N 04°22'44" E  
CH = 654.98'

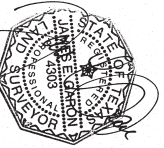
9.681 AC  
RICHARD THARNISH &  
LYNETTE THARNISH  
1636/185  
9.7 ACRES

TIN SHED

BETTY SUE SANDERS  
1406/669  
17.339 ACRES  
(TRACT THREE)

THIS TRACT IS NOT SUBJECT TO EASEMENT GRANTED TO DAVID A. GARCIA & RACHEL R. GARCIA BY VOLUME 162, PG. 712 DEED RECORDS BASTROP CO., TEXAS

TO THE OWNERS, LEMHOLDERS AND ALAMO TITLE COMPANY  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN 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 HIGHWAY, EXCEPT AS SHOWN HEREON.  
THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONES "A" & "B" AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 4602100002 EFFECTIVE DATE: 01/19/2006



MAY 10 2013

- LEGEND
- CALCULATED POINT
  - MEASURED POINT
  - 1/2" IRON SET W/ CAP
  - STAMPED I.L. CROWN MARK 4033
  - 1/2" IRON SET W/ CAP
  - 1/2" PIPE FOUND (UNLESS NOTED)
  - COTTON SPINER FOUND
  - 60# NAIL FOUND
  - 1/2" IRON SET W/ CAP
  - TREE (SIZE & TYPE NOTED)
  - FENCE POST FOUND
  - WOOD FENCE
  - FENCE
  - CHAIN LINK FENCE
  - PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - POWER POLE
  - OVERHEAD ELECTRIC LINE
  - RECORD CALC.

G.F. NO. A11-79-25-AL13000169KAC  
REFERENCE: JON C. VAUGHAN & STEPHANIE N. VAUGHAN  
ADDRESS: FM 1296 & CHARCOAL LANE, JEDDO, TX  
LEGAL DESCRIPTION: 9.681 ACRES OUT OF THE SAMUEL M. WILLIAMS SURVEY, ABSTRACT 72 IN BASTROP COUNTY, TEXAS  
FILE: Survey, 02-BASTROP-GARON-S.M. WILLIAMS A12128113, ELD. BK.: B425, PG. 57

JAMES E. GARON & ASSOC.  
PROFESSIONAL LAND SURVEYORS  
P.O. Box 1917  
Bastrop, Texas 78602  
(512) 303-4185  
www.jamesgaron.com  
jgaron@justin.it.com