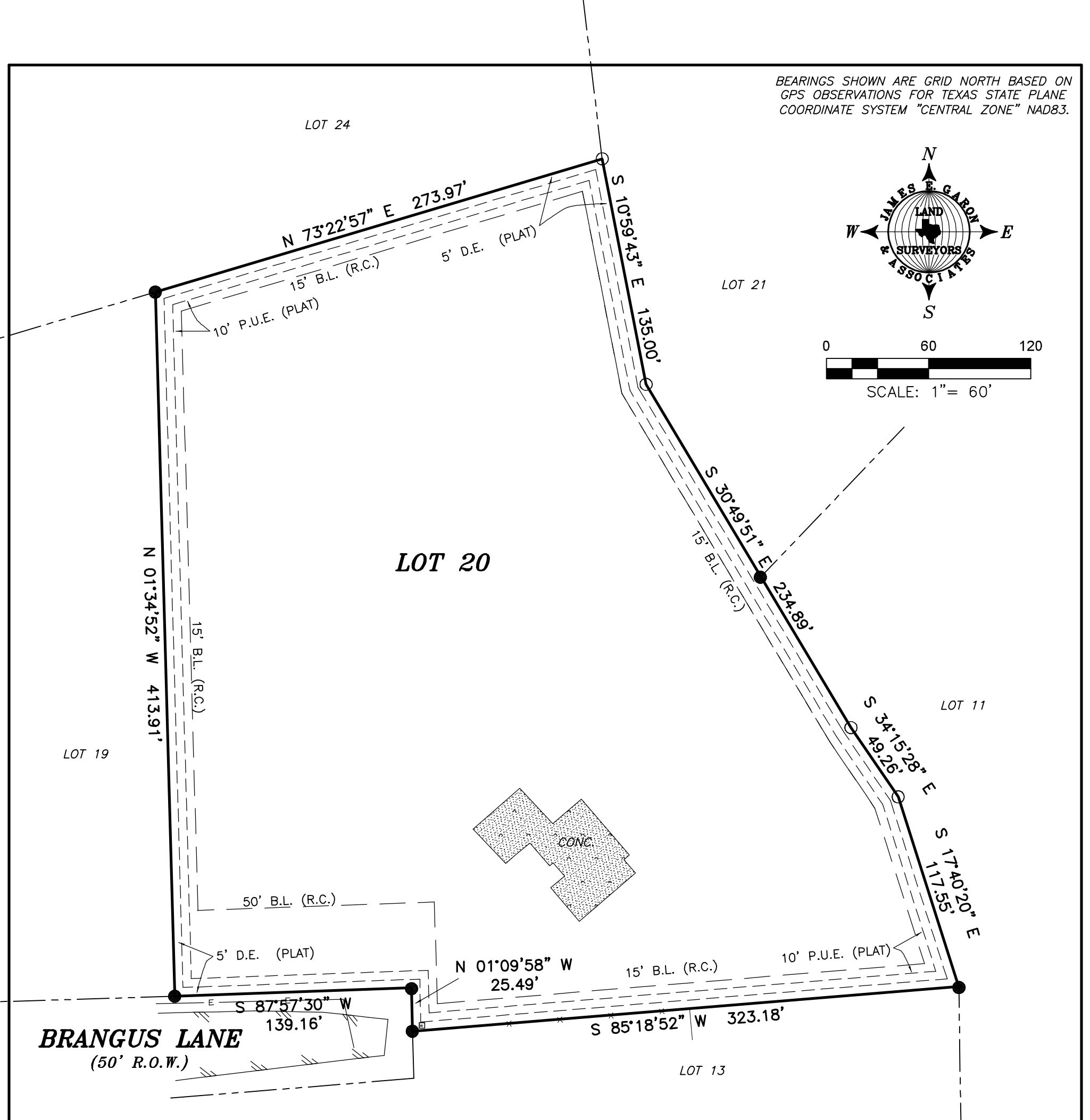
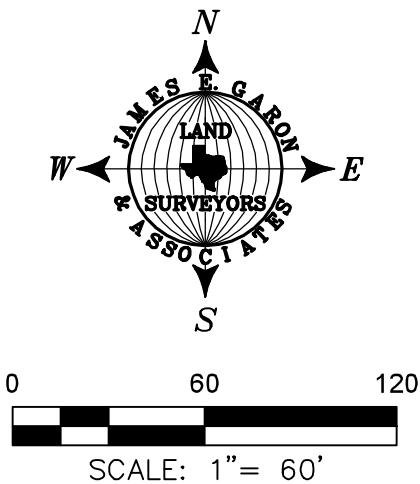


BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.



LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- STAMPED J.E. GARON RPLS 4303
- WIRE FENCE
- CHAIN LINK FENCE
- POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (R.C.) RESTRICTIVE COVENANTS
- (BRG.-DIST.) RECORD CALL

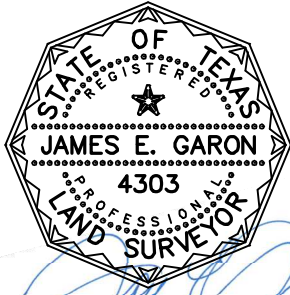
SUBJECT TO SCHEDULE "B" ITEMS ADDRESSED:

- 1, 3, 4, 5, 6, 7, 8) SUBJECT TO EASEMENTS AND RESTRICTIONS RECORDED IN VOL. 199, PG. 649, D.R.B.C.T. & IN VOL. 362, PG. 773, VOL. 401, PG. 340, & IN VOL. 609, PG. 293 & IN VOL. 859, PG. 281, INST# 201817756, 202013273, 202013274, 202010391, 202015419, 202110451 & 202121733 ,O.R.B.C.T; IN PLAT CAB. NO. 1, PG. 60B, P.R.B.C.T. (SHOWN)
- 9) SUBJECT TO 10' EASEMENT TO A.W.S.C. RECORDED IN VOL. 620, PG. 864, R.P.R.B.C.T. (SHOWN)

TO THE OWNERS, LIEN HOLDERS AND TEXAS NATION 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" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0250E EFFECTIVE JANUARY 19, 2006.



APRIL 14, 2022



JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

REFERENCE: FREDDY QAQISH AND MARA QAQISH G.F. NO.: T-161457
ADDRESS: 117 BRANGUS LANE, PAIGE, TEXAS.
LEGAL DESCRIPTION: LOT 20, CIRCLE "D" COUNTRY ACRES, SECTION 3, MAP OR PLAT RECORDED IN CABINET 1, PAGE 60B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.
FIELD BOOK: B=681/64
FILE: S:\Counties\Bastrop\Subdivisions\Circle D Country Acres\Section 3\36322.dwg