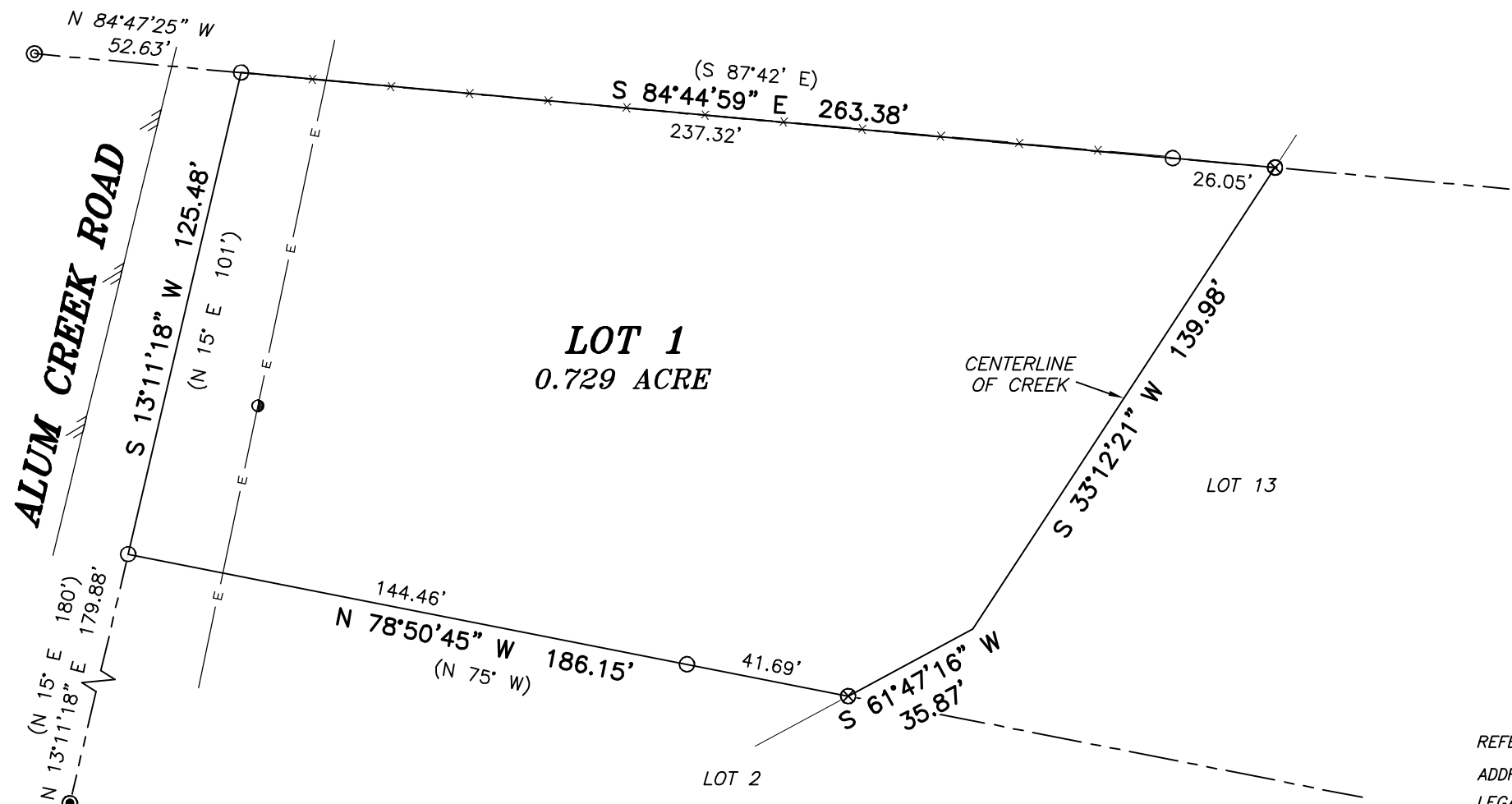
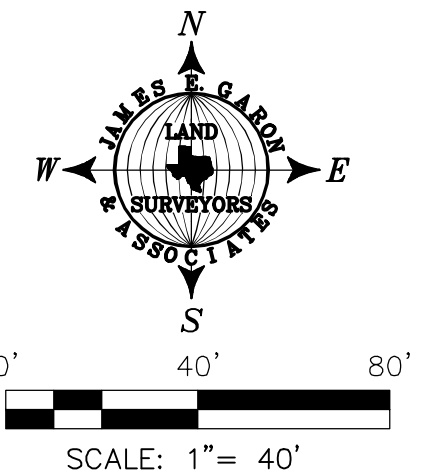


BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

STATE OF TEXAS  
96/582  
97/40-44



LEGEND

	CALCULATED POINT
	1/2" REBAR FOUND (UNLESS NOTED)
	1/2" REBAR SET W/CAP
	STAMPED J.E. GARON RPLS 4303
	1/2" PIPE FOUND (UNLESS NOTED)
	TP & W MON W/ALUMINUM CAP FOUND
	WIRE FENCE
	POWER POLE
	OVERHEAD ELECTRIC LINE
	(BRG.-DIST.) RECORD CALL

REFERENCE: JESSIE LOU PULCHER G.F. NO.:  
ADDRESS: ALUM CREEK ROAD & PARK ROAD BASTROP TX  
LEGAL DESCRIPTION: LOT 1, LOT PINES PARK, A SUBDIVISION OF RECORD IN CABINET 1, PAGE 31-B, PLAT RECORDS, BASTROP COUNTY, TEXAS  
FIELD BOOK: B-707/42  
FILE: SERVER\CO\BASTROP\SUBD\LOT PINES PARK\35423.dwg

TO THE OWNERS, LIENHOLDERS AND 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 "A" AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0400E EFFECTIVE JANUARY 19, 2006.



*James E. Garon*  
JUNE 9, 2023

**JAMES E. GARON & ASSOC.**  
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