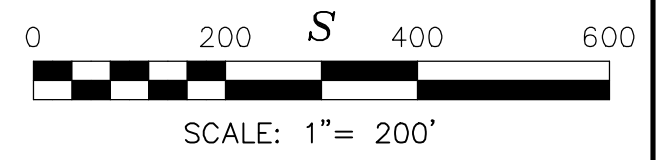
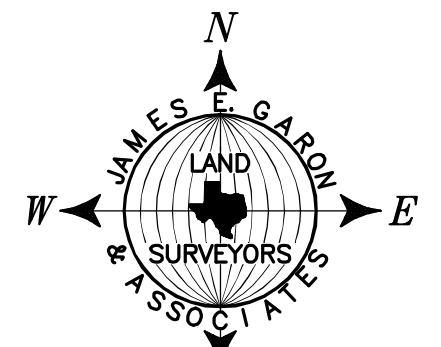
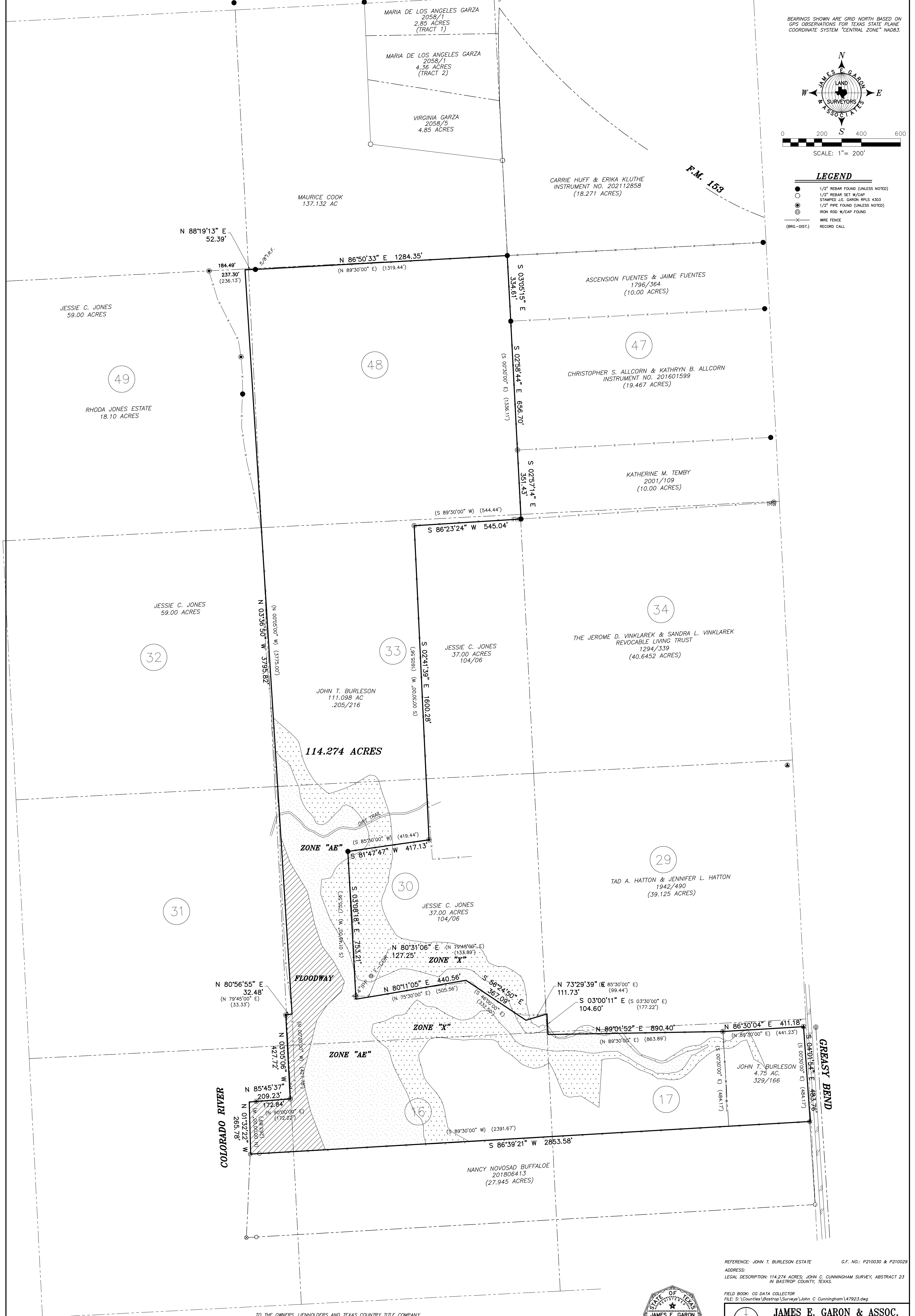


BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.



LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
- ⊙ 1/2" PIPE FOUND (UNLESS NOTED)
- ⊖ IRON ROD W/CAP FOUND
- WIRE FENCE
- (BRG-DIST.) RECORD CALL



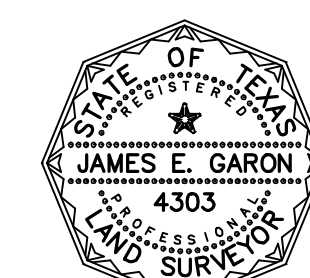
TO THE OWNERS, LIENHOLDERS AND TEXAS COUNTRY TITLE COMPANY

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.

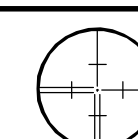
THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONES "AE, X & FLOODWAY" AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0425F EFFECTIVE MAY 9, 2023.

REFERENCE: JOHN T. BURLESON ESTATE G.F. NO.: P210030 & P210029
ADDRESS:
LEGAL DESCRIPTION: 114.274 ACRES; JOHN C. CUNNINGHAM SURVEY, ABSTRACT 23 IN BASTROP COUNTY, TEXAS.

FIELD BOOK: CG DATA COLLECTOR
FILE: S:\Counties\Bastrop\Surveys\John C Cunningham\47923.dwg



James E. Garon
AUGUST 24, 2023



JAMES E. GARON & ASSOC.

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