

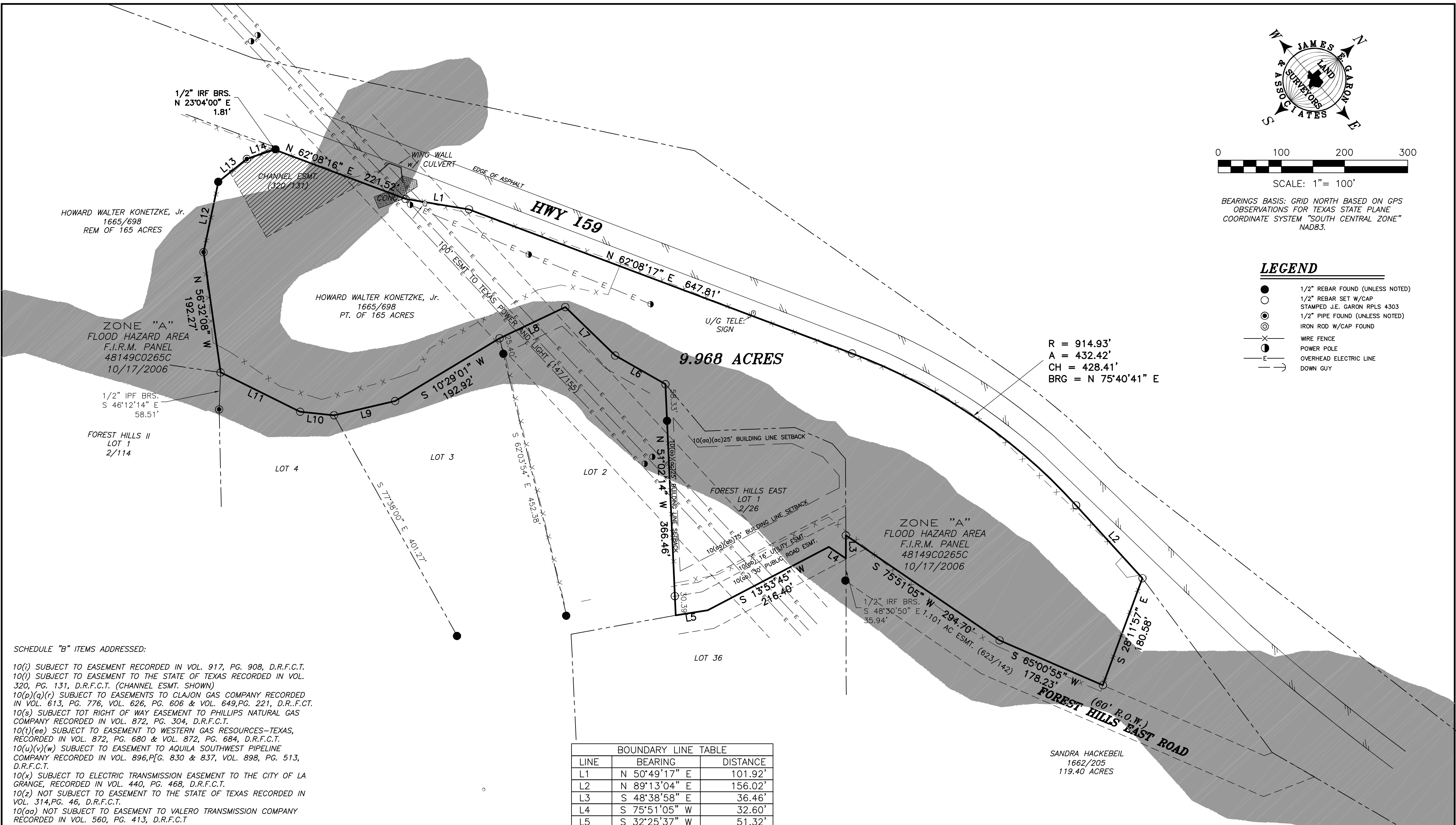
SCALE: 1" = 100'

BEARINGS BASIS: GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "SOUTH 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
- x— WIRE FENCE
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- >— DOWN GUY

R = 914.93'
 A = 432.42'
 CH = 428.41'
 BRG = N 75°40'41" E



SCHEDULE "B" ITEMS ADDRESSED:

- 10(i) SUBJECT TO EASEMENT RECORDED IN VOL. 917, PG. 908, D.R.F.C.T.
- 10(l) SUBJECT TO EASEMENT TO THE STATE OF TEXAS RECORDED IN VOL. 320, PG. 131, D.R.F.C.T. (CHANNEL ESMT. SHOWN)
- 10(p)(q)(r) SUBJECT TO EASEMENTS TO CLAJON GAS COMPANY RECORDED IN VOL. 613, PG. 776, VOL. 626, PG. 606 & VOL. 649, PG. 221, D.R.F.C.T.
- 10(s) SUBJECT TO RIGHT OF WAY EASEMENT TO PHILLIPS NATURAL GAS COMPANY RECORDED IN VOL. 872, PG. 304, D.R.F.C.T.
- 10(t)(ee) SUBJECT TO EASEMENT TO WESTERN GAS RESOURCES-TEXAS, RECORDED IN VOL. 872, PG. 680 & VOL. 872, PG. 684, D.R.F.C.T.
- 10(u)(v)(w) SUBJECT TO EASEMENT TO AQUILA SOUTHWEST PIPELINE COMPANY RECORDED IN VOL. 896, PG. 830 & 837, VOL. 898, PG. 513, D.R.F.C.T.
- 10(x) SUBJECT TO ELECTRIC TRANSMISSION EASEMENT TO THE CITY OF LA GRANGE, RECORDED IN VOL. 440, PG. 468, D.R.F.C.T.
- 10(z) NOT SUBJECT TO EASEMENT TO THE STATE OF TEXAS RECORDED IN VOL. 314, PG. 46, D.R.F.C.T.
- 10(aa) NOT SUBJECT TO EASEMENT TO VALERO TRANSMISSION COMPANY RECORDED IN VOL. 560, PG. 413, D.R.F.C.T.
- 10(bb)(hh) NOT SUBJECT TO EASEMENT TO ETC NGL TRANSPORT RECORDED IN VOL. 1566, PG. 439 & VOL. 1565, PG. 196 O.R.F.C.T.
- 10(cc) NOT SUBJECT TO EASEMENT TO COLORADO VALLEY COMMUNICATIONS RECORDED IN VOL. 1755, PG. 987, O.P.R.F.C.T. (AFFECTS REMAINDER OF TRACT NORTH OF HWY 159)
- 10(ff) NOT SUBJECT TO EASEMENT TO LA GRANGE UTILITIES RECORDED IN VOL. 917, PG. 906, D.R.F.C.T.
- 10(gg) NOT SUBJECT TO EASEMENT TO PINNACLE TOWERS RECORDED IN VOL. 1093, PG. 384, O.P.R.F.C.T.
- 10(hi) SUBJECT TO BLANKET TYPE EASEMENT TO COLORADO VALLEY TELEPHONE COMPANY RECORDED IN VOL. 2003, PG. 159, O.P.R.F.C.T.

EASEMENTS NOT LISTED IN SCHEDULE "B":

- LOT 1 - FOREST HILLS EAST
- 1) SUBJECT TO EASEMENTS AND RESTRICTIONS RECORDED IN VOL. 630, PG. 118, VOL. 886, PG. 127, D.R.F.C.T., VOL. 1373, PG. 552, O.P.R.F.C.T.
- 2) 75' & 25' BUILDING SET BACK LINES 16' UTILITY ESMT. & 30' ROADWAY EASEMENT RECORDED IN VOL. 630, PG. 118 & MAP OR PLAT RECORDED IN VOL. 2, PG. 26, P.R.F.C.T.(SHOWN)
- 3) SUBJECT TO 100' EASEMENT TO TEXAS POWER AND LIGHT RECORDED IN VOL. 147, PG. 155, D.R.F.C.T. (SHOWN)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°49'17" E	101.92'
L2	N 89°13'04" E	156.02'
L3	S 48°38'58" E	36.46'
L4	S 75°51'05" W	32.60'
L5	S 32°25'37" W	51.32'
L6	S 71°05'56" W	91.29'
L7	S 85°44'56" W	110.30'
L8	S 16°08'46" W	115.20'
L9	S 28°25'55" W	99.30'
L10	S 47°24'25" W	54.00'
L11	S 67°49'27" W	140.45'
L12	N 36°37'21" W	113.78'
L13	N 02°43'41" E	57.92'
L14	N 23°04'00" E	46.18'

TO THE OWNERS, LIEN HOLDERS AND BOTTS 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.

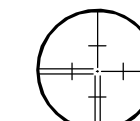
THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X & A" AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0265C EFFECTIVE OCTOBER 17, 2006.



James E. Garon
 OCTOBER 22, 2021

REFERENCE: TWO CATZ, LLC G.F. NO.: FA-21-639
 ADDRESS: HIGHWAY 159, LA GRANGE, TEXAS.
 LEGAL DESCRIPTION: 9.968 ACRES IN THE JOHN EBLIN SURVEY, ABSTRACT 42, BEING ALL OF LOT 1, FOREST HILLS EAST, MAP OR PLAT RECORDED IN VOL. 2, PG. 26, PLAT RECORDS, FAYETTE COUNTY, TEXAS AND A PT. OF 165 ACRES.

FIELD BOOK: B-668/23
 FILE: S:\Counties\Fayette\Surveys\John Eblin League A-42\91221.dwg



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