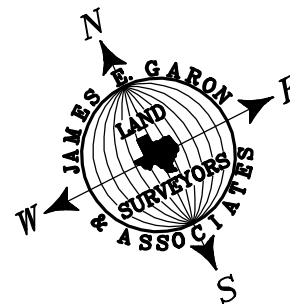


ALBERT VOELKER RD.

S 62°27'17" E 342.50'

EDGE OF ASPHALT

ZONE "A"



SCALE: 1" = 100'

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
- ⊙ IRON ROD W/CAP FOUND
- X— WIRE FENCE
(BRG.-DIST.)
- RECORD CALL

N 25°48'21" E 1198.13'

9.006 ACRES

SEVEN SQUIRRELS LLC
#2022117674
(8459/940 & 300/410)
8.50 ACRES

S 27°12'38" W 1195.86'

ROBERT LOUIS
SIMMS &
RUBY SIMMS
8162/793
7.60 ACRES

HENRY J. SCHOVAJSA,
TRUSTEE
10297/903
324.310 ACRES

ZONE "A"

TO THE OWNERS, LIENHOLDERS AND CHICAGO 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 "A & X" AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48453C0505H EFFECTIVE SEPTEMBER 26, 2008.

1/2" IPF BRS
S 73°36'35" E 5.20'
FROM 1/2" IRF

N 62°46'21" W 313.12'

HENRY J. SCHOVAJSA,
TRUSTEE
10297/903
324.310 ACRES



James E. Garon

JUNE 14, 2024



JAMES E. GARON & ASSOC.

LAND SURVEYORS
Firm Reg. #10058400
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

REFERENCE:

ADDRESS: 18005 ALBERT VOELKER RD; ELGIN, TX
LEGAL DESCRIPTION: 9.006 ACRES; WILLIAM HINES SURVEY, ABSTRACT 345
IN TRAVIS COUNTY, TEXAS.

FIELD BOOK: B-729, PG. 71

FILE: CO\TRAVIS\SURVEY\WM HINES A-345\39724.DWG

G.F. NO.: CTA2401061-TH