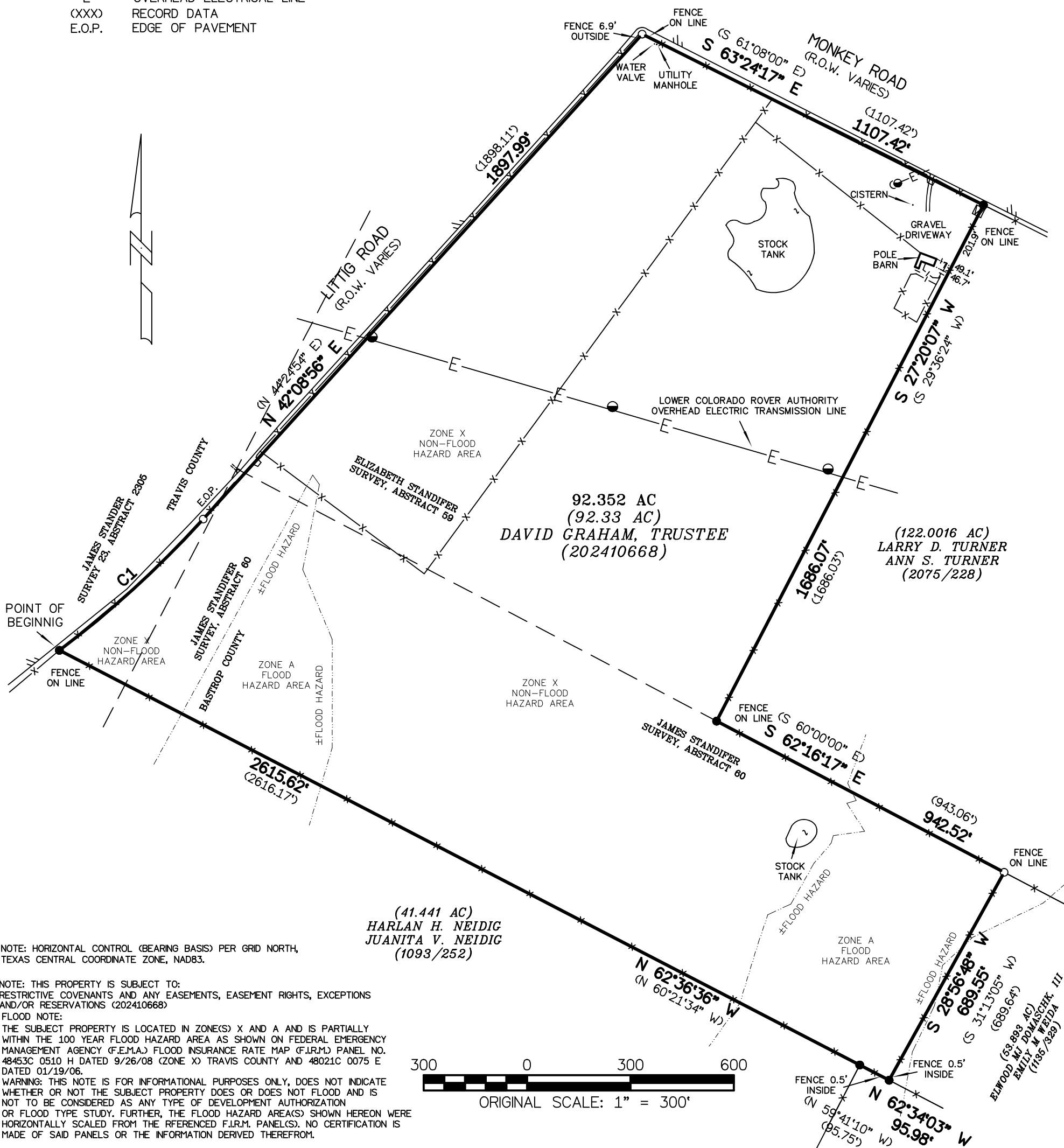


LEGEND

- IRON ROD SET
● IRON ROD FOUND
● POWER POLE
--- GUY ANCHOR
⊠ WATER METER
--- WOOD FENCE
---X--- WIRE FENCE
---E--- OVERHEAD ELECTRICAL LINE
(XXX) RECORD DATA
E.O.P. EDGE OF PAVEMENT

NO	DELTA	ARC	RADIUS	BEARING	DIST
C1	10°56'08"	565.86'	2964.82'	N 47°37'21" E	565.01'

(10°56'10") (565.90') (2964.82') (N 49°52'59" E) (565.04')



NOTE: HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83.

NOTE: THIS PROPERTY IS SUBJECT TO:
RESTRICTIVE COVENANTS AND ANY EASEMENTS, EASEMENT RIGHTS, EXCEPTIONS
AND/OR RESERVATIONS (202410668)

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE(S) X AND A AND IS PARTIALLY
WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO.
48453C 0510 H DATED 9/26/08 (ZONE X) TRAVIS COUNTY AND 48021C 0075 E
DATED 01/19/06.
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE
WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS
NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION
OR FLOOD TYPE STUDY. FURTHER, THE FLOOD HAZARD AREA(S) SHOWN HEREON WERE
HORIZONTALLY SCALED FROM THE REFERENCED F.I.R.M. PANEL(S). NO CERTIFICATION IS
MADE OF SAID PANELS OR THE INFORMATION DERIVED THEREFROM.

TO THE OWNERS AND LIENHOLDERS:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY
WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS
CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO
ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

C. Richard Ralph
REGISTERED PROFESSIONAL LAND SURVEYOR

04/11/2025
DATE

RICHARD RALPH
PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758
PH: (512) 303-0952 116 TAHITIAN DRIVE
PROFLNDSUR@AOL.COM BASTROP, TEXAS 78602



REFERENCE:
PROJECT:

DAVID GRAHAM
92.352 ACRES OF LAND OUT OF THE JAMES STANDIFER
SURVEY 23, ABSTRACT 2305, TRAVIS COUNTY, TEXAS AND
THE JAMES STANDIFER SURVEY, ABSTRACT 60 AND ELIZABETH
STANDIFER SURVEY, ABSTRACT 59, BASTROP COUNTY, TEXAS
-METES AND BOUNDS DESCRIPTION PREPARED HEREWITH-

DRAWN: CRR DATE: 04/11/2025 PROJECT NO.: 25033
CHECKED: CRR REVISED: FIELD BOOK: 198/38
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