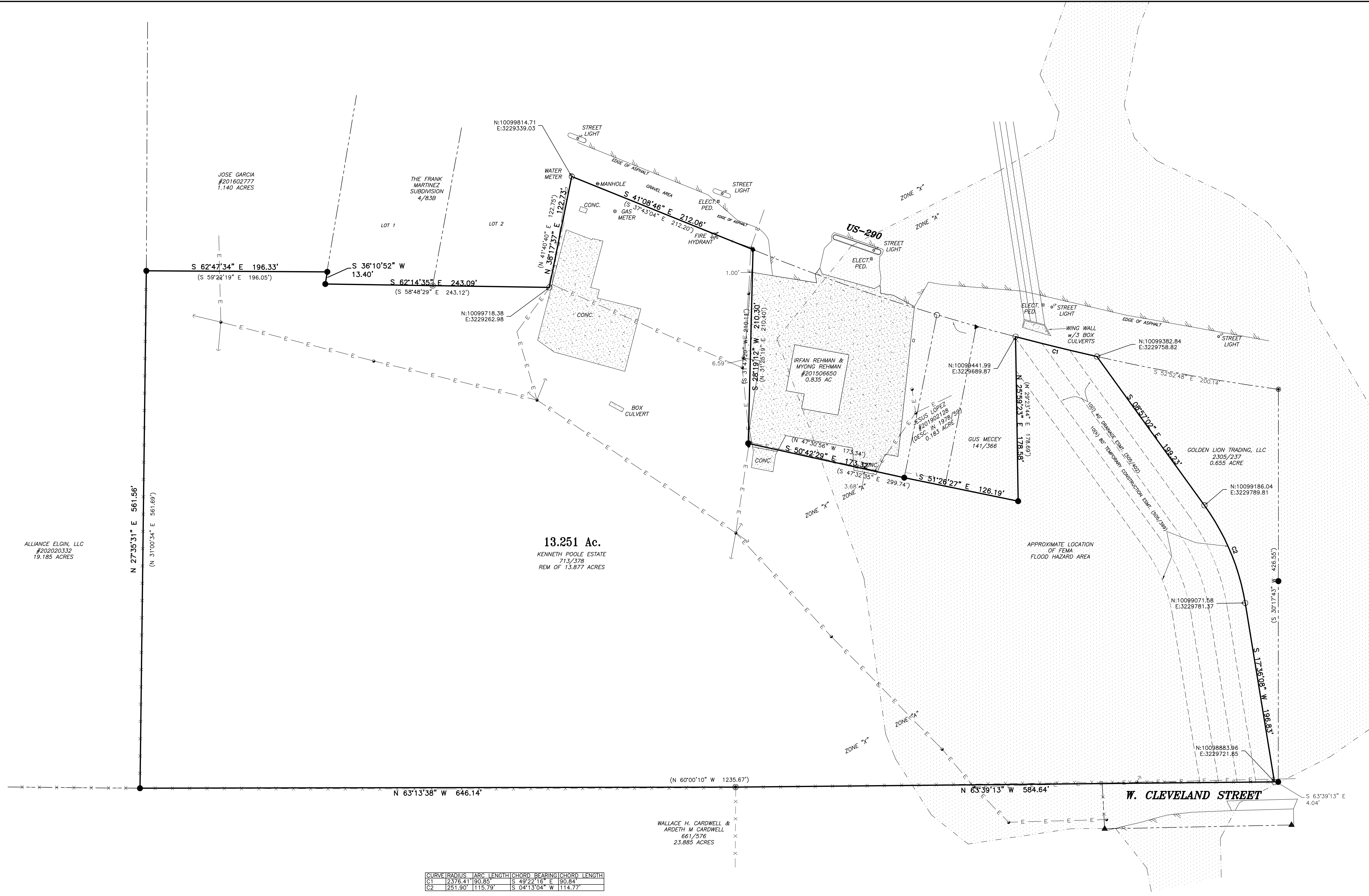


SCALE: 1" = 50'

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 I.E. GARON RPLS 4303
- 1/2" PIPE FOUND (UNLESS NOTED)
- IRON ROD W/CAP FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- COTTON SPINDLE FOUND
- 60# NAIL FOUND
- 60# NAIL SET
- FENCE POST FOUND
- CLEAN OUT
- SEPTIC LID
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY
- FIRE HYDRANT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (R.C.) RESTRICTIVE COVENANTS
- (B.E.C.) BLUEBONNET ELECTRIC COOPERATIVE
- (A.W.S.C.) AQUA WATER SUPPLY CORPORATION
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- (BRG-DIST) RECORD CALL



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2376.41'	90.85'	S 49°22'16\"	E 90.84'
C2	251.90'	115.79'	S 04°13'04\"	W 114.77'

SCHEDULE "B" ITEMS ADDRESSED:

10(a) SUBJECT TO EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOL. 101, PG. 601, D.R.B.C.T.

10(b) SUBJECT TO TEMPORARY CONSTRUCTION EASEMENT RECORDED IN VOL. 505, PG. 399, D.R.B.C.T. (SHOWN)

10(c) SUBJECT TO DRAINAGE EASEMENT RECORDED IN VOL. 505, PG. 402, D.R.B.C.T. (SHOWN)

10(d) SUBJECT TO RIGHT OF WAY EASEMENT RECORDED IN VOL. 264, PG. 38, D.R.B.C.T.

TO THE OWNERS, LIEN HOLDERS AND INDEPENDENCE 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 "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. 48021C0075E EFFECTIVE JANUARY 19, 2006.

REFERENCE: LEISURE LEE PROPERTIES, LLC G.F. NO.: 2131587-ELG
 ADDRESS: 300 HWY 290, ELGIN, TEXAS.
 LEGAL DESCRIPTION: 13.251 ACRES IN THE ELIZABETH STANDIFER SURVEY, ABSTRACT 59, BASTROP COUNTY, TEXAS.

FIELD BOOK:
 FILE: S:\Counties\Bastrop\Surveys\Elizabeth Standifer A-59\57621.dwg



James E. Garon
 JULY 22, 2021

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