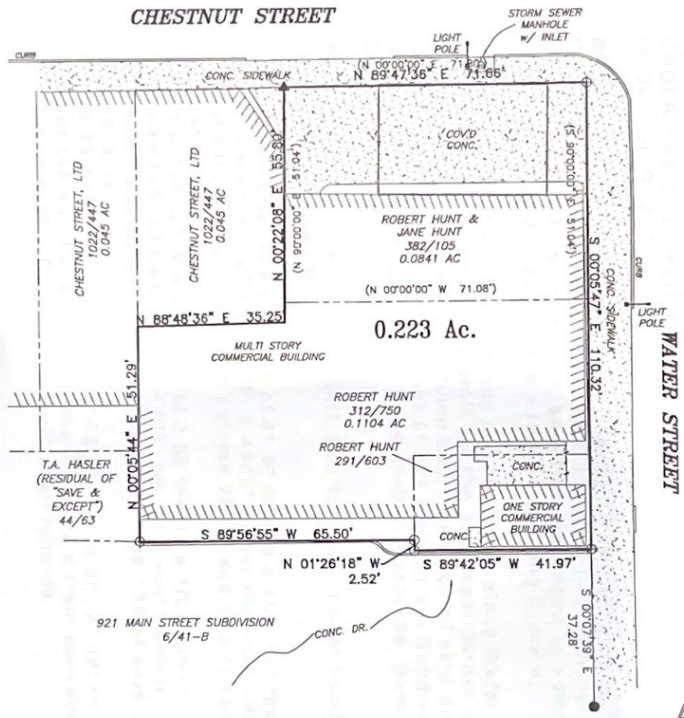

SCALE: 1" = 20'

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
- ⊕ "X" IN CONCRETE SET
- ▲ 60d NAIL FOUND
- —// WOOD FENCE
- (BRG.-DIST.) RECORD CALL

G.F. NO.: 2050597-BAS

REFERENCE: HOWARD DESIGNS, LLC

ADDRESS: 721 CHESTNUT ST. & 910 WATER ST., BASTROP, TEXAS

LEGAL DESCRIPTION: 0.223 ACRE BEING A PORTION OF BUILDING BLOCK 4, WEST OF WATER STREET, MAP OR PLAT RECORDED IN CABINET 1, SLIDE 23-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FIELD BOOK: B-634/82, B-257/84 & B-80/30
FILE: S:\Counties\Bastrop\City of Bastrop\Building Blocks\B 4 EWS\HUNT.dwg

TO THE OWNERS, LIENHOLDERS 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 ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0355E EFFECTIVE JANUARY 19, 2006.

© 2020 All Rights Reserved by James E. Garon & Associates
Use of this survey for any purposes other than this transaction is prohibited

STATE OF TEXAS
JAMES E. GARON
4303
REGISTERED
LAND SURVEYOR

OCTOBER 22, 2020

JAMES E. GARON & ASSOC.
PROFESSIONAL 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

12/17/2020