

MAIN STREET



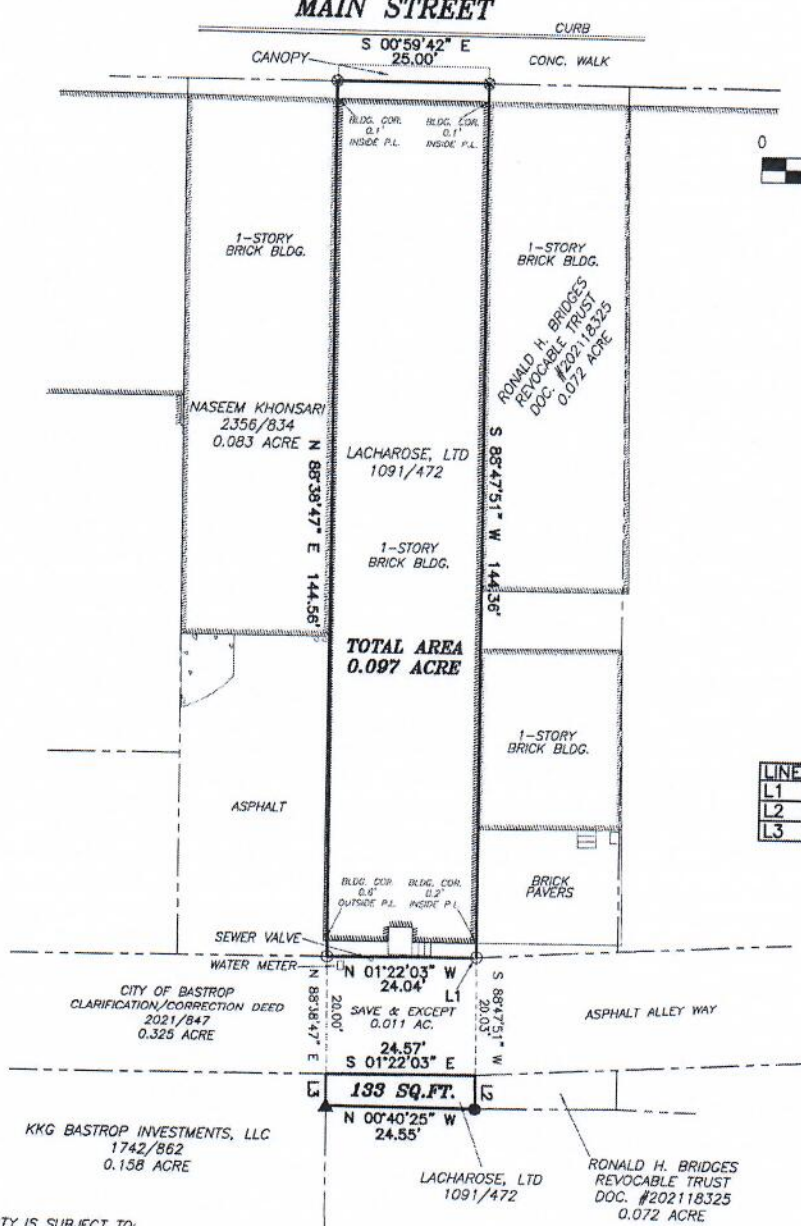
SCALE: 1" = 20'

LEGEND

- ⊗ "X" IN CONCRETE
- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- STAMPED J.E. GARON RPLS 4303

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°22'22" W	0.58'
L2	S 88°47'51" W	5.58'
L3	N 88°38'47" E	5.28'



**TOTAL AREA
0.097 ACRE**

133 SQ.FT.

NOTE:
THIS PROPERTY IS SUBJECT TO:

10(L) SIDEWALK EASEMENT GRANTED TO THE CITY OF BASTROP, TEXAS IN DOC. #202013357, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
TO THE OWNERS, LIEN HOLDERS AND 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. 48021C0175E EFFECTIVE JANUARY 19, 2006.



James E. Garon
OCTOBER 4, 2021
G.F. NO.



JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20388
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegarson.com

REFERENCE: LACHAROSE, LTD
ADDRESS: 922 MAIN STREET
LEGAL DESCRIPTION: 0.097 ACRE OUT OF BUILDING BLOCK 9, WEST OF MAIN STREET, BASTROP COUNTY, TEXAS; LESS 20' ALLEY (0.011 ACRE); LEAVING NET AREA OF 0.086 ACRE
FIELD BOOK: B-215/12-13
FILE: Server\Co\Bastrop\City of Bastrop\Building Blocks\B 9 WMS\B6021.dwg

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

185 McAllister Road
Bastrop, Texas 78602
512-303-4185
Firm #10058400
jgaron@austin.rr.com

May 2, 2022

LEGAL DESCRIPTION: BEING A 0.086 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF BUILDING BLOCK 9, WEST OF MAIN STREET, TOWN OF BASTROP IN BASTROP COUNTY, TEXAS AS SHOWN ON MAP OR PLAT RECORDED IN CABINET 1, PAGE 23-A PLAT RECORDS, BASTROP COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LACHAROSE, LTD BY DEED RECORDED IN VOLUME 1091, PAGE 472 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 0.086 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2021:

BEGINNING at an "X" cut in concrete sidewalk in the west line of Main Street and east line of said Building Block 9 for the northeast corner hereof from which the calculated northeast corner of said Building Block 9 bears N 00°59'42" W a distance of 121.04 feet;

THENCE S 0°59'29" E a distance of 25.00 feet along said line to an "X" cut in concrete sidewalk for the southeast corner hereof;

THENCE S 88°47'51" W a distance of 144.36 feet to a 1/2" iron rod with cap stamped "JE Garon - RPLS 4303" set in the east line of a 20' alley conveyed to the City of Bastrop by deed recorded in Volume 431, Page 351 of said official records and in a clarification/correction deed recorded in Volume 2021, Page 847 of said official records;

THENCE S 88°47'51" W a distance of 20.03 feet to a point in the west line of said alley;

THENCE S 88°47'51" W a distance of 5.58 feet to a 1/2" iron rod found for the southwest corner hereof;

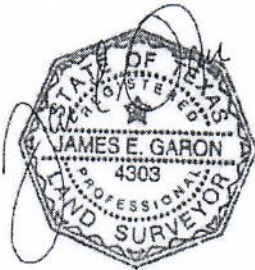
THENCE N 00°40'25" W a distance of 24.55 feet to a 60D nail in concrete found for the northwest corner hereof;

THENCE N 88°38'47" E a distance of 5.28 feet to a point in the west line of said 20' alley;

THENCE N 88°38'47" E a distance of 20.00 feet to a 1/2" iron rod with cap stamped "JE Garon - RPLS 4303" set in the east line of said 20' alley;

THENCE N 88°38'47" E a distance of 144.56 feet to the **POINT OF BEGINNING**, containing 0.097 acre of land, less 0.011 acre of land within said 20' alley and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon, R.P.L.S.
Co/Bastrop/City of Bastrop/BB/BB9WMS/86021 legal