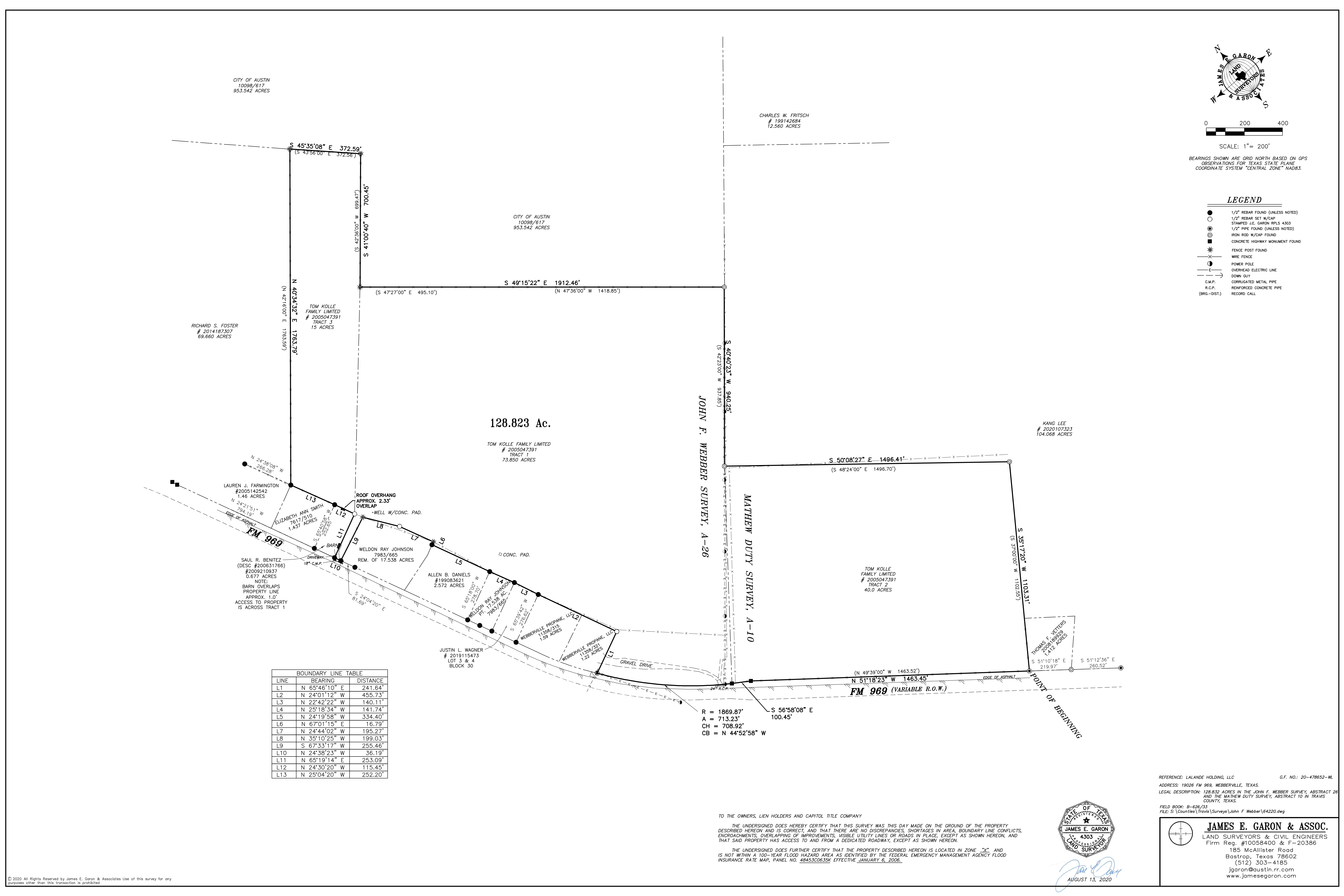


SCALE: 1" = 200'

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
- ⊙ 1/2" PIPE FOUND (UNLESS NOTED)
- ⊙ IRON ROD W/CAP FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- ✱ FENCE POST FOUND
- X- WIRE FENCE
- ⊙ POWER POLE
- E- OVERHEAD ELECTRIC LINE
- D- DOWN GUY
- C.M.P.- CORRUGATED METAL PIPE
- R.C.P.- REINFORCED CONCRETE PIPE
- (BRG-DIST.) RECORD CALL



LINE	BEARING	DISTANCE
L1	N 65°46'10" E	241.64'
L2	N 24°01'12" W	455.73'
L3	N 22°42'22" W	140.11'
L4	N 25°18'34" W	141.74'
L5	N 24°19'58" W	334.40'
L6	N 67°01'15" E	16.79'
L7	N 24°44'02" W	195.27'
L8	N 35°10'25" W	199.03'
L9	S 67°33'17" W	255.46'
L10	N 24°38'23" W	36.19'
L11	N 65°19'14" E	253.09'
L12	N 24°30'20" W	115.45'
L13	N 25°04'20" W	252.20'

$R = 1869.87'$
 $A = 713.23'$
 $CH = 708.92'$
 $CB = N 44°52'58" W$
 $S 56°58'08" E$
 $100.45'$

TO THE OWNERS, LIEN HOLDERS AND CAPITOL 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. 48453C0635K EFFECTIVE JANUARY 6, 2006.



AUGUST 13, 2020

REFERENCE: LALANDE HOLDING, LLC G.F. NO.: 20-478652-WL
 ADDRESS: 19026 FM 969, WEBBERVILLE, TEXAS.
 LEGAL DESCRIPTION: 128.823 ACRES IN THE JOHN F. WEBBER SURVEY, ABSTRACT 28 AND THE MATTHEW DUTY SURVEY, ABSTRACT 10 IN TRAVIS COUNTY, TEXAS.
 FIELD BOOK: B-626/31
 FILE: S:\Counties\Travis\Surveys\John F. Webber\64220.dwg

JAMES E. GARON & ASSOC.
 LAND SURVEYORS & CIVIL ENGINEERS
 Firm Reg. #10058400 & F-20386
 185 McAllister Road
 Bastrop, Texas 78602
 (512) 303-4185
 jgaron@austin.rr.com
 www.jamesegarson.com