

30.012 Ac.

LINE	BEARING	DISTANCE
L1	N 63°09'09" E	54.30'
L2	S 47°01'36" E	332.39'
L3	N 53°25'56" E	208.08'
L4	N 74°58'34" E	215.51'
(L1)	(N 64°40'00" E)	(52.24')
(L2)	(S 41°44'00" E)	(334.53')
(L3)	(N 58°49'00" E)	(209.97')

N. POPE BEND ROAD

THIS PROPERTY IS SUBJECT TO:
 1.) 15' EASEMENT GRANTED TO SOUTHWESTERN BELL RECORDED IN VOL. 234, PG. 299, D.R.B.C.T.

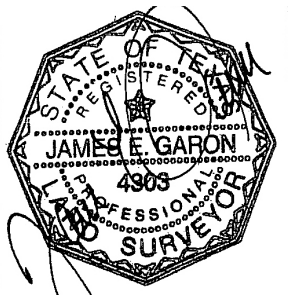
LEGEND

	CALCULATED POINT
	1/2" REBAR FOUND
	1/2" REBAR SET W/CAP
	STAMPED J.E. GARON RPLS 4303
	IRON ROD W/CAP FOUND
	1/2" PIPE FOUND (UNLESS NOTED)
	COTTON SPINDLE FOUND
	60d NAIL FOUND
	60d NAIL SET
	TREE (SIZE & TYPE NOTED)
	GATE POST
	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	BUILDING LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE
	DOWN GUY
	RECORD CALL

TO THE OWNERS, LIENHOLDERS AND CAPSTONE 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 PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "AE" & "X", SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0190E, EFFECTIVE JANUARY 19, 2006.



JAMES E. GARON & ASSOC.
 PROFESSIONAL LAND SURVEYORS
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REFERENCE: CONLEY COVERT
 G.F. NO. 20140126
 ADDRESS: 808 N. POPE BEND ROAD; CEDAR CREEK, TEXAS
 LEGAL DESCRIPTION: 30.012 ACRES OUT OF THE JOHN JONES SURVEY A-210, BASTROP COUNTY, TEXAS.
 FILE: Co\Bastrop\Sur\John Jones\53714
 FIELD BOOK: 468/36