JANA LIN MOORE
105.50 AC
#201801526

10(g) RIGHT-OF-WAY EASEMENT
349/732

JANA LIN MOORE
100.06 AC
#201801526

S 02°52'20" E
13.59'

BOB'S TRAIL

N 87°26'22" E 1930.97'

1/2" IRF
@ 26.98'

S 87°57'06" W
17.19'

S 51°06'17" W
49.87'

JANA LIN MOORE
172.36 AC
#201801526

L7

L6

N 35°15'48" E 389.46'

L5

N 08°42'31" E 461.86'

N 11°43'09" W 420.00'

L3

L2

L1 N 54°48'38" W
262.70'

JOHN W. BUNTON SUR., A-115

MOZEA ROUSSEAU SUR., A-86

TERESA HIGHSMITH SUR., A-193

ZONE "AE"

ZONE "X"

ZONE "AE"

ZONE "X"
(SHADED)

ZONE "A"

ZONE "AE"

ZONE "X"
(SHADED)

ZONE "X"

2 STORY
RESIDENCE

1 STORY
LOG CABIN

CAR-PORT

WELL
HOUSE

POULTRY
HOUSE

BARN

100.000 Ac.

DON HORACE BARKER
PT. 221.962 AC.
#201806781

DON HORACE BARKER
REM. 221.962 AC.
#201806781

S 22°53'07" W 4402.33'

S 02°52'20" E
2433.11'

2729.12'

40.32'

N 02°18'48" W
1118.01'

N 02°00'25" W
693.29'

146.14'

PHYLLISS ANN THOMPSON
188.873 AC.
521/394

PHYLLISS ANN THOMPSON
86.127 AC.
825/178

JOE BARRY TOWNSEND
CYNTHIA BAKER TOWNSEND
65.79 AC.
1349/357

N
W JAMES E. GARON LAND SURVEYORS & ASSOCIATES E
S

0 200 400 600

SCALE: 1"= 200'

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

LEGEND

- CALCULATED POINT
- 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
- WAGON HUB FOUND
- COTTON SPINDLE FOUND
- 60d NAIL FOUND
- 60d NAIL SET
- FENCE POST FOUND
- TREE (SIZE & TYPE NOTED)
- WIRE FENCE
- POWER POLE
- E OVERHEAD ELECTRIC LINE
- DOWN GUY
- (BRG.-DIST.) RECORD CALL
- CLEAN OUT
- SEPTIC LID

LINE	BEARING	DISTANCE
L1	N 48°46'30" W	58.53'
L2	N 43°27'27" W	175.96'
L3	N 27°06'18" W	66.19'
L5	N 28°12'55" E	123.46'
L6	N 15°06'47" E	172.57'
L7	N 02°34'44" E	221.48'

TO THE OWNERS, LIENHOLDERS AND CHICAGO 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 "AE, X (SHADED) & X" AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0335F EFFECTIVE MAY 9, 2023.

STATE OF TEXAS
REGISTERED
JAMES E. GARON
4303
PROFESSIONAL
LAND SURVEYOR

James E Garon

NOVEMBER 22, 2023

REFERENCE: DON HORACE BARKER G.F. NO.: CTA2302280

ADDRESS: 303 BOBS TRAIL

LEGAL DESCRIPTION: 100.000 ACRES IN THE MOZEA ROUSSEAU SURVEY, ABSTRACT 56; THE JOHN W. BUNTON SURVEY, ABSTRACT 115 AND THE TERESA HIGHSMITH SURVEY, ABSTRACT 193 IN BASTROP COUNTY, TEXAS.

FIELD BOOK: B-715, PG. 40; B-563, PG. 14

FILE: S:\Counties\Bastrop\Surveys\M Rousseou\63223.dwg

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