

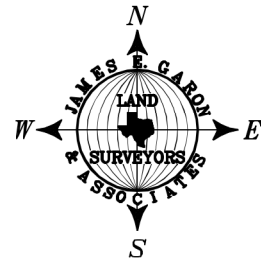
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6250.00'	155.43'	155.43'	N 71°49'58" W	1°25'30"

LEGEND

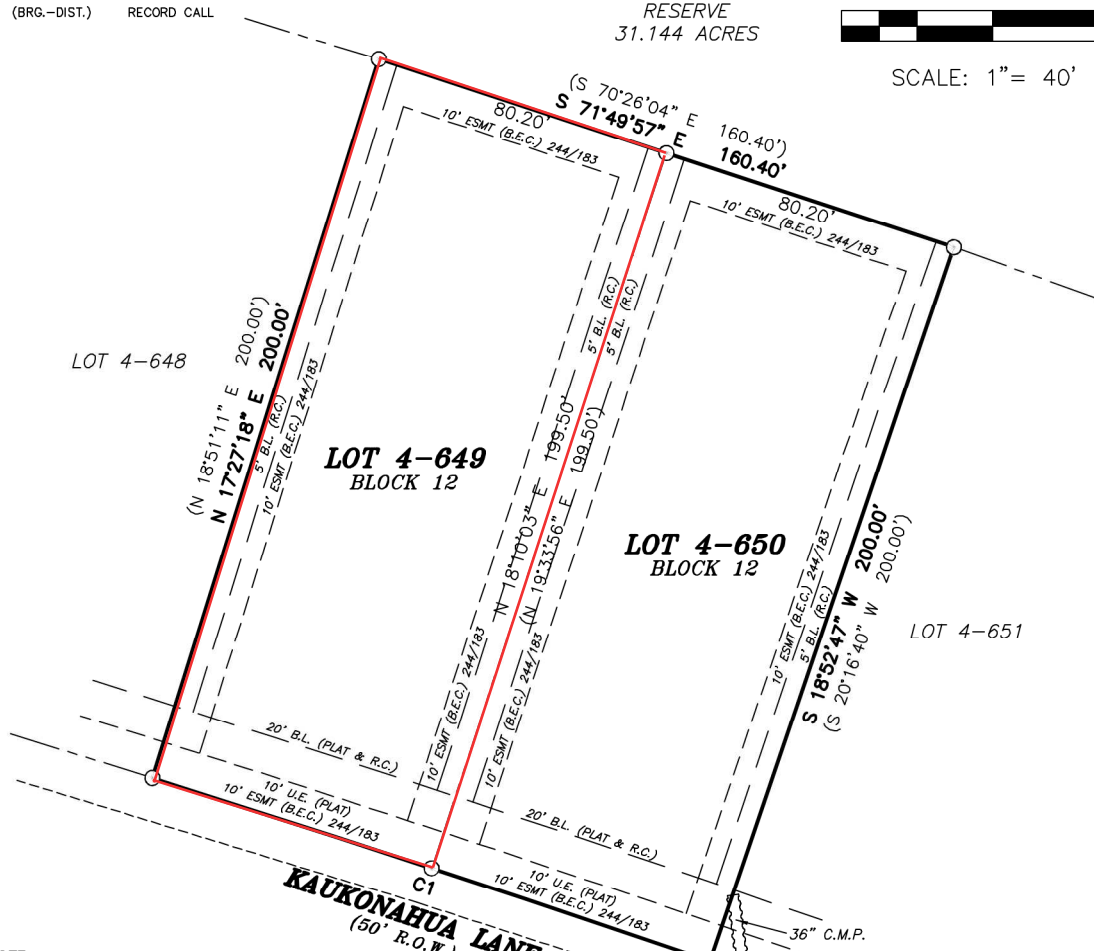
- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- (R.C.) RESTRICTIVE COVENANTS
- (B.E.C.) BLUEBONNET ELECTRIC COOPERATIVE
- C.M.P. CORRUGATED METAL PIPE
- (BRG.-DIST.) RECORD CALL

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



SCALE: 1" = 40'

RESERVE
31.144 ACRES



NOTE:
THIS PROPERTY IS SUBJECT TO:

- 1) EASEMENTS, RESTRICTIONS AND AGREEMENTS RECORDED IN PLAT CABINET 1, PAGES 88A-97B, P.R.B.C.T. AND IN VOL. 212, PG. 658, D.R.B.C.T. AND IN VOL. 936, PG. 286, VOL. 951, PG. 75, VOL. 1800, PG. 665, VOL. 1962, PG. 891, VOL. 1987, PG. 835, VOL. 2016, PG. 742, VOL. 2027, PG. 604, VOL. 2135, PG. 272, VOL. 2222, PG. 470, VOL. 2292, PG. 79, VOL. 2341, PG. 617; AND IN/ DOC. #201512539 DOC. #201515428, DOC. #201601931 DOC. #201603362, DOC. #201608977, DOC. #201709734, DOC. #202014181 AND DOC. #202014378, O.R.B.C.T.

TO THE OWNERS, LIEN HOLDERS AND AUSTIN 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. 48021C0360E, EFFECTIVE JANUARY 19, 2006.



FEBRUARY 24, 2022



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.jamesegaron.com

G.F. NO. 1701262200234

REFERENCE: MIDLAND TRUST COMPANY AS CUSTODIAN FBO CLINTON BEST #1718675
ADDRESS: KAUKONAHUA LANE

LEGAL DESCRIPTION: LOTS 4-649 4-650, BLOCK 12, TAHITIAN VILLAGE UNIT 4, PLAT CABINET 1, PAGE 88A-97B, PLAT RECORDS, BASTROP COUNTY, TEXAS.

FIELD BOOK: B-677/69

FILE: S:\Counties\Bastrop\Subdivisions\Tahitian Village\UNIT 4\BLOCK 12\18822.dwg