

SCALE: 1" = 50'

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

LEGEND

◎	IRON ROD W/CAP FOUND
∅	CLEAN OUT
◎	SEPTIC LID
W	WATER WELL
ET	ELECTRIC TRANSFORMER
—	SIGN
X	WIRE FENCE
—	P.U.E.

LOT 2
2.000 ACRES

S 89°43'52" W 513.44'

LOT 3
2.002 ACRES

N 89°45'17" E 507.58'

LOT 4
2.316 ACRES

GLADYS MACHICEK
48.32 ACRES
1781/862

TO THE OWNERS, LIENHOLDERS AND TITLE COMPANY

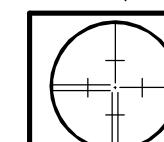
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT 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. 48149C0575C, EFFECTIVE 10/17/2006.



James E. Garon

APRIL 12, 2024



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

REFERENCE: TITAN FINANCING GROUP LLC G.F. NO.
ADDRESS: 114 COUNTRY VIEW LANE SCHULENBURG TX
LEGAL DESCRIPTION: LOT 3, COUNTRY RESERVE, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 345, PLAT RECORDS, FAYETTE COUNTY, TEXAS.

FIELD BOOK: B-757/6-7
FILE: S:\Counties\Fayette\Subdivisions\Country Reserve\48025.dwg