

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
	WATER WELL
	ELECTRIC TRANSFORMER
	SIGN
	WIRE FENCE
	PUBLIC UTILITY EASEMENT

GLADYS MACHICEK  
48.32 ACRES  
1781/862

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

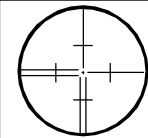
TO THE OWNERS, LIENHOLDERS AND TITLE COMPANY

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.**  
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