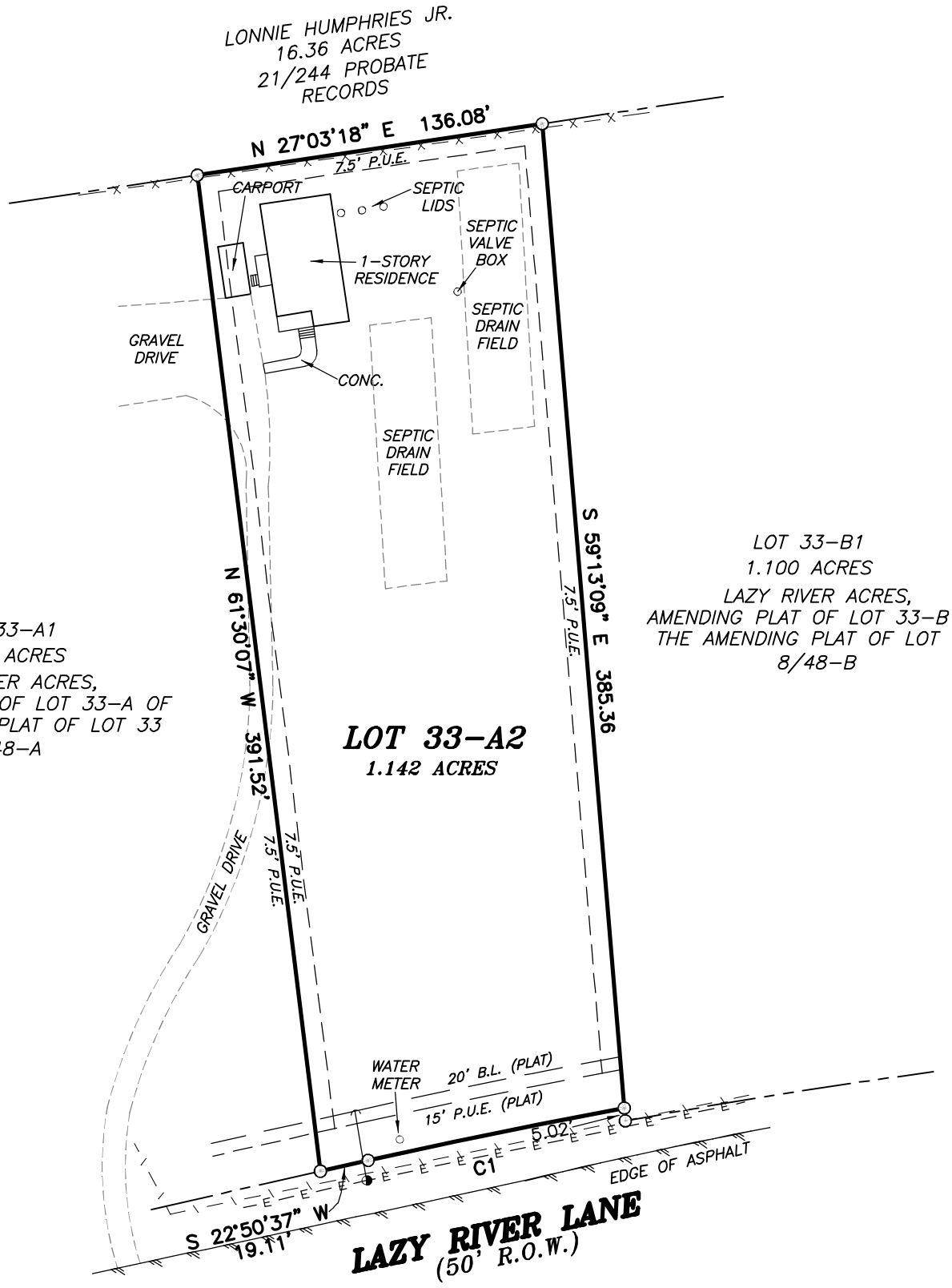
BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

0 60 120 180

SCALE: 1"= 60'

LEGEND

●	1/2" REBAR FOUND (UNLESS NOTED)
○	1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
—×—	WIRE FENCE
—/—	IRON PIPE FENCE
◑	POWER POLE
—E—	OVERHEAD ELECTRIC LINE
— — →	DOWN GUY
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
(R.C.)	RESTRICTIVE COVENANTS
F.F.E.	FINNISH FLOOR ELEVATION
(BRG.–DIST.)	RECORD CALL



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2568.42'	102.00'	101.99'	S 23°59'29" W	2°16'31"

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. 48021C0200F EFFECTIVE JANUARY 6, 2016.

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

James E. Garon

DECEMBER 27, 2023

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.
REFERENCE: GH LAZY RIVER ELGIN, LLC
ADDRESS: 190 LAZY RIVER LANE
LEGAL DESCRIPTION: LOT 33–A2, LAZY RIVER ACRES, AMENDING PLAT OF LOT 33–A OF THE AMENDING PLAT OF LOT 33, PLAT CABINET 8, PAGE 48–A, PLAT RECORDS, BASTROP COUNTY, TEXAS.
JOB #52024
FIELD BOOK: B–578/15, B–627/68 & B–648/43
FILE: Server\Co\Bastrop\Subd\Lazy River Acres\36621–Plat\51924.dwg

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