



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

**LEGEND**

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- X— STAMPED J.E. GARON RPLS 4303
- X— WIRE FENCE
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- |— DOWN GUY

RAY PEARSON  
282/417  
98.572 AC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3859.77'	663.91'	663.09'	S 12°59'47" E



*James E. Garon*  
JULY 17, 2025

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. 48021C0275E EFFECTIVE JANUARY 19, 2006.

**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.jamesegarson.com

REFERENCE: TREVOR DALLAS G.F. NO.:  
ADDRESS: FM 2104 @ FRIENDSHIP ROAD, PAIGE, TEXAS.  
LEGAL DESCRIPTION: 0.768 ACRES OUT OF THE ROBERT H. GRIMES SURVEY, ABSTRACT NO. 173, BASTROP COUNTY, TEXAS.  
FILE BOOK: B-751/70  
FILE: S:\Counties\Bastrop\Surveys\Robert H Grimes\41025.dwg