

LEGEND

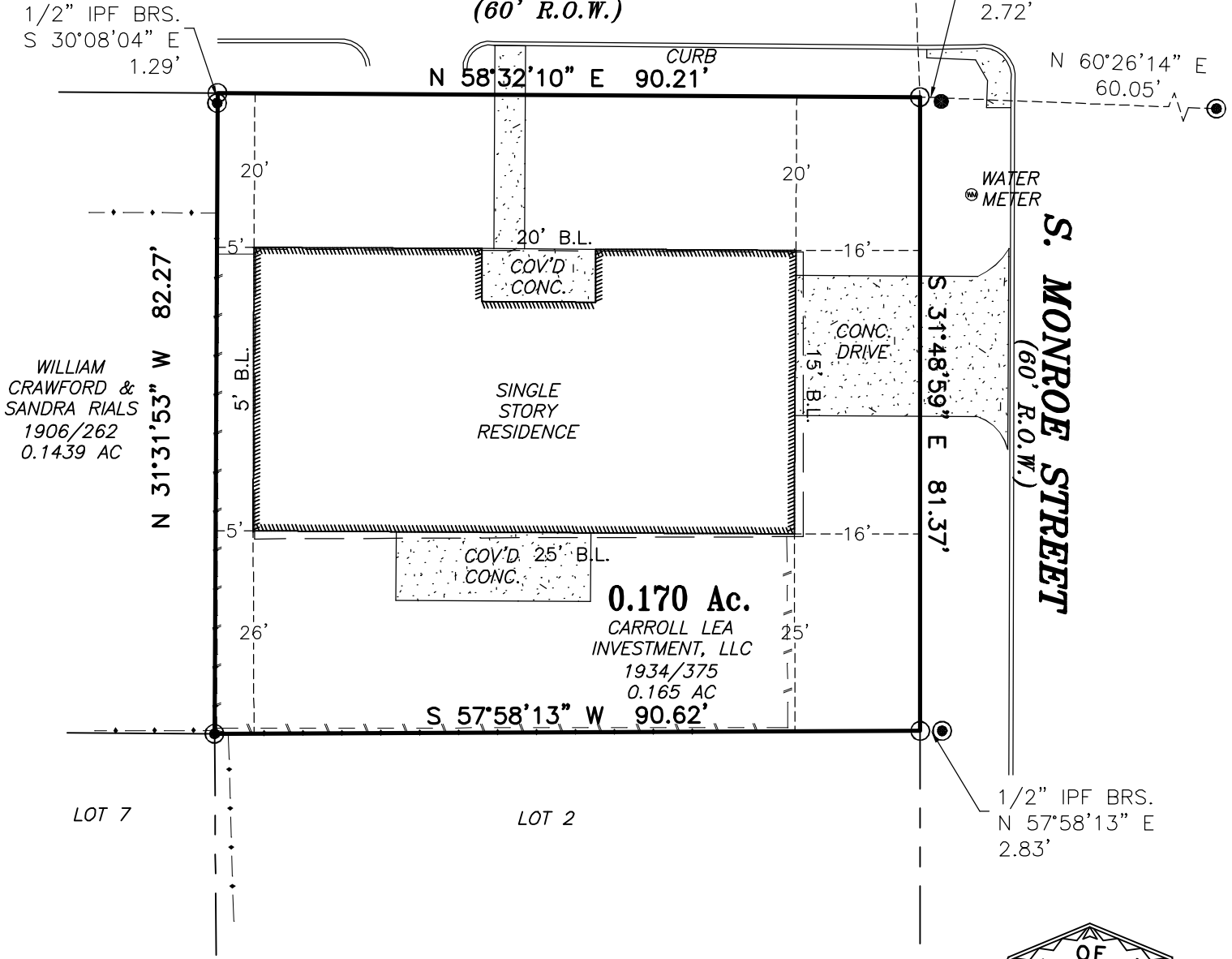
- 1/2" REBAR SET W/CAP
STAMPED J.E. GARON RPLS 4303
- 1/2" PIPE FOUND (UNLESS NOTED)



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

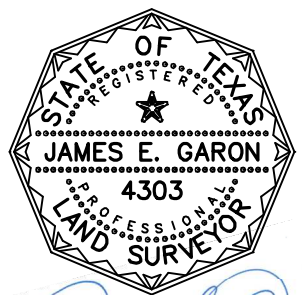


E. WALNUT STREET
(60' R.O.W.)



WILLIAM
CRAWFORD &
SANDRA RIALS
1906/262
0.1439 AC

0.170 Ac.
CARROLL LEA
INVESTMENT, LLC
1934/375
0.165 AC



James E. Garon
APRIL 14, 2021

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. 48149C0265C, EFFECTIVE 10/17/2006.

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
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REFERENCE: ANDY HOLDEN
ADDRESS: 358 E. WALNUT STREET, LA GRANGE, TEXAS.
LEGAL DESCRIPTION: 0.170 ACRE, BEING A PORTION OF LOT 1, BLOCK 4, EBLIN ADDITION, MAP OR PLAT RECORDED IN VOL. 1, PGS. 14 & 2 PLAT RECORDS OF FAYETTE COUNTY, TEXAS.
FIELD BOOK: B-622/20
FILE: S:\Counties\Fayette\Subdivisions\Eblin Addition\Block 4\55920 final.dwg