

NORTH
SCALE: 1" = 100'

EASEMENT DETAIL
(NOT TO SCALE)

LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON SET
- WALL FOUND
- MONUMENT FOUND
- POWER POLE
- GUY WIRE
- WATER METER
- TELEPHONE POCKET
- ELECTRIC BOX
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRICAL LINE
- BUILDING LINE
- RESURFACED ELECTRICAL LINE
- COOPERATIVE, INC. EASEMENT
- MUNICIPAL UTILITY EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- WETLAND DATA
- TYPE OF EASEMENT

POINT OF BEGINNING

(87.797 AC.)
INA MAE KNOWLES
A.J. KNOWLES
(196/619)

37.766 ACRES
JEFFERY C. GLASS AND
JENNIFER C. GONGAWARE
15.127 ACRES
(767/435)

ZONE 'X'
NON-FLOOD HAZARD AREA

THE FLOOD INFORMATION SHOWN HEREON WAS SCALED FROM THE F.E.M.A. F.I.R.M. PANEL REFERENCED. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID MAP.

SIGNED BY _____
DATE MAY 25 1999

SIGNED BY _____
DATE MAY 25 1999

SURVEY OF:
37.766 ACRES OF
LAND OUT OF THE JAMES WALLACE
SURVEY, ABSTRACT NO. 365,
BASTROP COUNTY, TEXAS
(SEE ATTACHED LEGAL DESCRIPTION)
EXHIBIT OF
JOHN AREGOOD PROPERTY
BASTROP COUNTY, TEXAS

TO THE OWNERS, LIENHOLDERS AND: ALAMO TITLE COMPANY
THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCRoACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES ONLY TO THE AFFECT OF THE EASEMENTS AS SHOWN ON SCHEDULE B OF TITLE COMMITMENT G.F. NO.: 99043497

ADDRESS: 253 CODY LANE, LOCATED IN ZONE(S) A & X AND IS WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C0150, DATED 8-19-91
DATE: 1/28/2022 FOR INSURANCE PURPOSES ONLY AND IS NOT INTENDED AS A GUARANTEE OF WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD.

DRAWN BY: AE CREW CHIEF: MO



PROFESSIONAL LAND SURVEYORS

SINCLAIR LAND SURVEYING, INC.

1003 JEFFERSON STREET
BASTROP, TEXAS 78602

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202262647