HOLCOMBE DR
(50' R.O.W.)

EDGE OF ASPHALT

24" CULVERT (CMP)

N 67°54'05" E 149.16'

N 67°43'31" E 90.77'

N 68°01'22" E 99.31'

3/8" IRF

5/8" IRF

N 63°04'53" W 135.88'

S 22°09'11" E 102.06'

S 22°00'39" E 102.39'

S 22°10'26" E 102.24'

LOT 5

LOT 4

LOT 3

BLOCK 3

GARY ST
(50' R.O.W.)

EDGE OF ASPHALT

COV'D CONC.

S 67°24'34" W 60.14'

S 67°56'04" W 90.51'

N 67°56'04" E 190.12'

S 67°56'04" W 99.60'

1" BOLT FND.

S. ROCKDALE ST (FM 696)
(60' R.O.W.)

LOTS 1 & 2

SINGLE STORY RESIDENCE

DIRT

GRAVEL

ASPHALT DRIVE

CONC. DRIVE

COV'D CONC.

COV'D CONG.

N 63°47'28" W 138.06'

S 22°18'45" E 102.23'

CONC. DRIVE

24" CULVERT (CMP)

COV'D AREA

STORAGE BLDG.

COV'D CONC.

CONC. DRIVE

S 67°26'38" W 158.81'

EDGE OF ASPHALT

DICKSON ST

24" CULVERT (CMP)

JAMES E. GARON & ASSOCIATES LAND SURVEYORS

0 20 40 60

SCALE: 1"= 20'

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 STAMPED J.E. GARON RPLS 4303
◎	IRON ROD W/CAP FOUND
◑	POWER POLE
—E—	OVERHEAD ELECTRIC LINE
— — →	DOWN GUY
C.M.P.	CORRUGATED METAL PIPE

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. 48287C0120C EFFECTIVE APRIL 16, 2014.

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

James E Garon

SEPTEMBER 9, 2022

REFERENCE: G.F. NO.:

ADDRESS: 221 S. ROCKDALE ST; LEXINGTON, TX

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4 & 5, BLOCK 3, SHERRILL ADDITION, MAP OR PLAT OF RECORD IN SLIDE 42A PLAT RECORDS, LEE COUNTY, TX

FIELD BOOK: B694, PG. 5

FILE: S:\Counties\Lee\Subdivision\Sherrill Addition\Block 3\70022.dwg

JAMES E. GARON & ASSOC.
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