

BEARINGS SHOWN ARE GRID
NORTH BASED ON GPS
OBSERVATIONS FOR TEXAS
STATE PLANE COORDINATE
SYSTEM "SOUTH CENTRAL
ZONE" MAD83.

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- ⊗ SEPTIC LID
- X— WIRE FENCE
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- D— DOWN GUY
- P.U.E.— PUBLIC UTILITY EASEMENT
- (BRG.-DIST.) RECORD CALL

TO THE OWNERS, LIEN HOLDERS 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. 48209C0029F, EFFECTIVE SEPTEMBER 2, 2003.

LOT 25
MADRONA RANCH
SECTION II-B
7/7, P.R.H.C.T.

N 02°41'24" W 284.10'
(N 02°19'08" W 284.13')

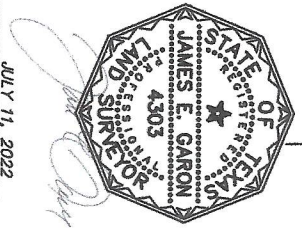
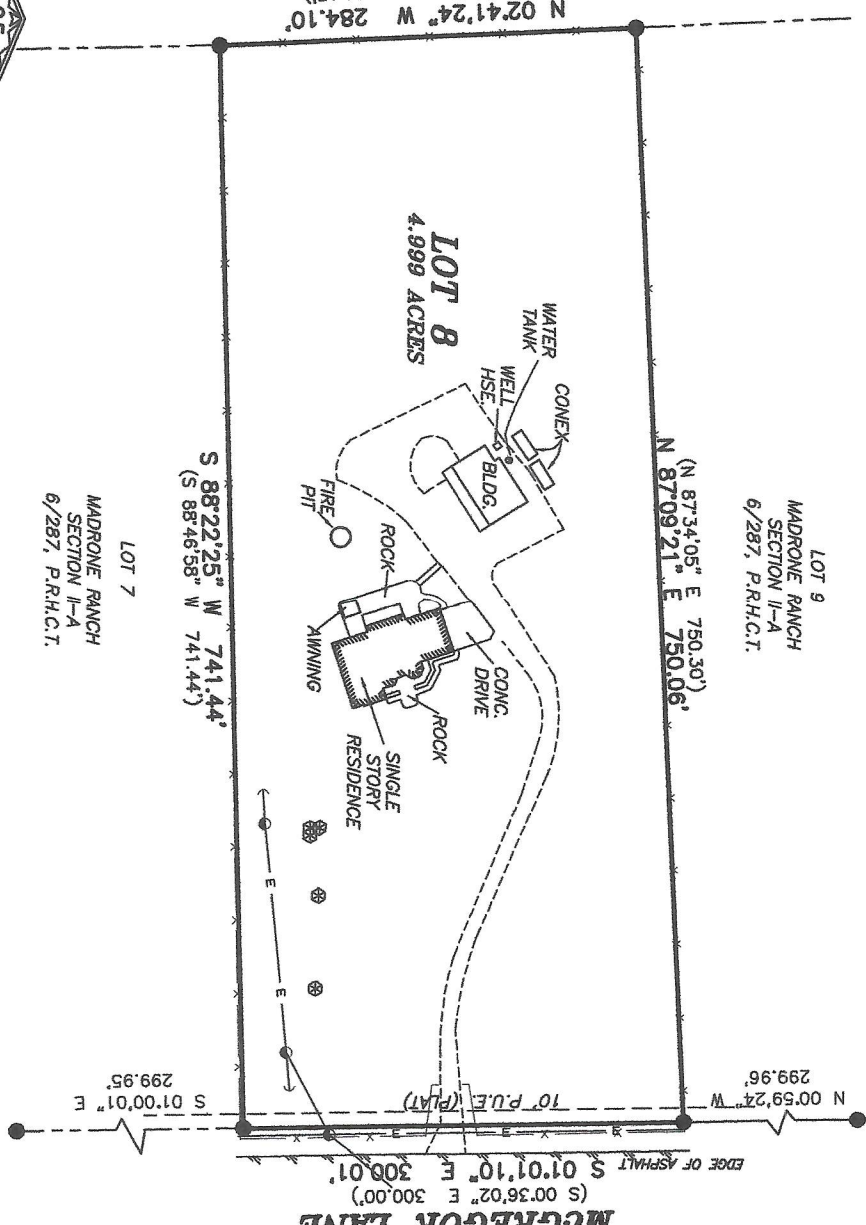
LOT 9
MADRONA RANCH
SECTION II-A
6/287, P.R.H.C.T.

(N 87°34'05" E 750.30')
N 87°09'21" E 750.06'

LOT 8
4.999 ACRES

S 88°22'25" W 741.44'
(S 88°46'58" W 741.44')

LOT 7
MADRONA RANCH
SECTION II-A
6/287, P.R.H.C.T.



© 2022 All Rights Reserved by James E. Garon & Associates
Use of this survey for any purpose other than this transaction is prohibited.

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20388
185 McAllister Road
Beaumont, Texas 77602
(512) 503-4185
jgaron@usthfr.com
www.jamesegaron.com

REFERENCE:
ADDRESS: 3033 MCGREGOR LANE, DRIPPING SPRINGS, TEXAS.
LEGAL DESCRIPTION: LOT 8, MADRONA RANCH, SECTION II-A, MAP OR PLAT RECORDED IN VOLUME 6, PAGE 287, PLAT RECORDS OF HAY COUNTY, TEXAS.

FIELD BOOK: B-086/75
FILE: S:\Counties\Hay\Subdivisions\Madrona Ranch\Sect II-A\161522.dwg

G.F. NO.: