

Robert Gall (114.31 Acres) - Volume 483, Page 847, Official Records

Scale 1" = 200'
October 17, 2018
File Name:
Janecka6.Zak

 1/2" Iron Rod set with plastic cap
 stamped RPLS 4173
 3/8" Iron Rod Found
 1/2" Iron rod found
 Overhead Power Line
 Wire Fence
 Pipeline
 PK Nail set in center of road

	Bearing	Distance
1	N 01°12'49"E	116.98'
2	N 16°35'49"W	17.27'
3	N 45°33'31"W	26.83'
4	N 77°46'48"W	39.51'
5	S 89°29'39"W	158.28'
6	N 73°53'03"W	44.46'
7	N 39°06'25"W	45.73'
8	N 23°19'29"W	206.17'
9	N 08°30'46"W	51.34'
10	N 00°41'34"E	421.31'

N 89°08'00"W

1	0	1	0
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04 **Lester Subdivision**

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No

Notes

- (1) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (2) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (3) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (4) This property is subject to a 50' wide road easement along its South & West boundaries.
- (5) Contact pipeline owner to physically mark an exact location of pipelines.
- (6) There is excepted any rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines.
- (7) Title information was not furnished.
- (8) Both tracts are shown to be outside the flood hazard areas according to FIRM No. 48089C0225D, effective date February 4, 2011.
- (9) This survey is valid for this transaction, only.
- (10) Property descriptions to accompany this plat.

Survey Plat showing a division of the Jack Janecka 32.25 acre tract which is that same land described in Deed dated June 7, 2012 from Janecka Land & Cattle Co., LLC to Jack Janecka, et ux, recorded in Volume 698, Page 632, Colorado County Official Records. Said division being the following two tracts situated in the Henry Austin Survey, Abstract No. 4, Colorado County, Texas:

- (a) 4.00 acre tract together with the use of a 50-foot wide access easement, and
(b) 4.61 acre tract together with the use of a 50-foot wide access easement.

Rau Surveying

1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-6468
Firm No. 10162600

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell D. Rau, Registration No. 4173

