

AUSTIN COUNTY, TEXAS
DAVID CHANDLER SURVEY
ABSTRACT NO. 24

Property Buyers: Bill Hogenson and
Kathleen Hogenson
Property Address: 1712 Lynn Road
Chappell Hill, TX 77426

Robert Garrison
(516.187 acres)
Volume 701, Page 151
Official Records

Date: September 17, 2013
Filename: wayne miller.trv

WPTC Partners, Ltd
(192.645 acres)
File No. 015821, Official Records
described in
Volume 681, Page 892, Official Records

Mas O Menos Ranch
(230.439 acres)
File No. 113488, Official Records
described in
File No. 052043, Official Records

LEGEND	
	1/2" iron rod found
	1/2" iron rod set
	Corner post
	1" square bolt found
	Tree for corner
	Point for corner
	Wire fence
	Overhead power line
	Pipeline

Devin Manlove
(43.81 acres)
File No. 091212
Official Records

Wayne Spurlock
(84.87 acres)
Volume 789, Page 731
Official Records

Survey Notes

- (1) A small portion of this property appears to be inside the Flood Hazard Areas according to FIRM No. 48015C0075E, effective date Sept. 3, 2010.
- (2) Title information furnished by Alamo Title Insurance as per commitment GF No. AU-13-185, effective date September 11, 2013. The following items appear in Schedule B of said commitment:
 - (a) Easement granted to Austin County Water Supply recorded in Vol. 576, Pg. 155, Off. Records. (Does not affect subject tract by instrument description.)
 - (b) Easement granted to Texas Southeastern Gas Co. recorded in Vol. 234, Pg. 572, Off. Records. (As shown and noted on this survey plat.)
 - (c) Boundary line agreement recorded in Vol. 701, Pg. 834, Off. Records. (As shown and noted on this survey plat.)
 - (d) Right of way easement granted to Texas Southeastern Gas Co. recorded in Vol. 234, Pg. 349, Deed Records. (As shown on this survey plat.)
 - (e) Easement granted to Texas Southeastern Gas Co. recorded in Vol. 234, Pg. 572, Deed Records. (As shown and noted on this survey plat.)
 - (f) Easement granted to SBEC recorded in Vol. 748, Pg. 761, Off. Records. (As shown and noted on this survey plat.)
 - (g) Easement granted to SBEC recorded in File No. 010688, Off. Records. (As shown and noted on this survey plat.)
 - (h) Easement granted to SBEC recorded in File No. 023451, Off. Records. (SBEC appears to have wrong property referenced for this easement. Wayne Miller owned adjoining 192.645 acre tract to the East and this easement appears to be located on that tract.)
 - (i) Easement granted to SBEC recorded in File No. 112057, Off. Records. (As shown and noted on this survey plat.)
- (3) Property is subject to the rights of the public to any area which may be located within a public roadway, street, or alley.
- (4) The surveyor has not performed an abstract of title in connection with this survey.
- (5) This survey plat is valid for this transaction only.
- (6) Random shots were taken on the fence lines to show their general location may not represent an exact location of the entire fence.
- (7) Property description to accompany this plat.

Survey Plat of a tract or parcel containing 140.39 acres of land situated in the David Chandler Survey, Abstract No. 24, Austin County, Texas, and being that same land described as 140.490 acres in Deed dated July 14, 2000, from C. Wayne Miller, et ux, to Isaac Wilburn Hickham, Jr., et ux, recorded in File No. 004742, Austin County Official Records.

Rau Surveying

1276 Hwy 71 - P.O. Box 692 Columbus, Texas, 78934
Phone (979)-732-8494 Fax (979) 732-6468

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

Darrell D. Rau

Darrell D. Rau, Registration No. 4173

