

- ½" Iron Rod fnd. with plastic cap stamped RPLS 4173
- ⊕ 5/8" Iron Rod found
- ½" Iron rod found
- 3/4" pipe found
- ⊕ Point
- ⊗ Railroad Tie Post
- X--X-- Wire Fence
- () Record Deed Calls

- (1) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable
- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (4) The surveyor has not abstracted the subject property.
- (5) This survey is valid for this transaction only.
- (6) Title information was not furnished.
- (7) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
- (8) Property description to accompany this plat.

(1) 9.85 acre tract as described in Deed dated December 15, 2021 from William Splawn, et al to Richard Canales and Marc Gula, recorded in Volume 984, Page 771, Colorado County Official Records, and

(2) 35.886 acre tract as described in Deed dated December 15, 2021 from Gregory Baumbach, et al to Richard Canales and Marc Gula, recorded in Volume 984, Page 812, Colorado County Official Records.



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


Darrell D. Rau, Registration No. 4173

Michael Feland
(26.146 acres)
Volume 333, Page 46
Official Records

Michael Howard
(44.90 Acres)
Volume 730, Page 309
Official Records

Michael Howard
(45.87 Acres)
Volume 730, Page 309
Official Records

Scale 1" = 250'
June 19, 2022
File Name:
Swensen4.Zak