

**BOUNDARY & IMPROVEMENT  
SURVEY PLAT**

**OF  
0.506 ACRES**

**JOHN H. SANDERS ADDITION  
TO THE CITY OF BELLVILLE  
Vol. 131, Pg. 21, D.R.A.C.T.**

**IN THE**

**BENJAMIN BABBITT 3/4 LEAGUE, A-13**

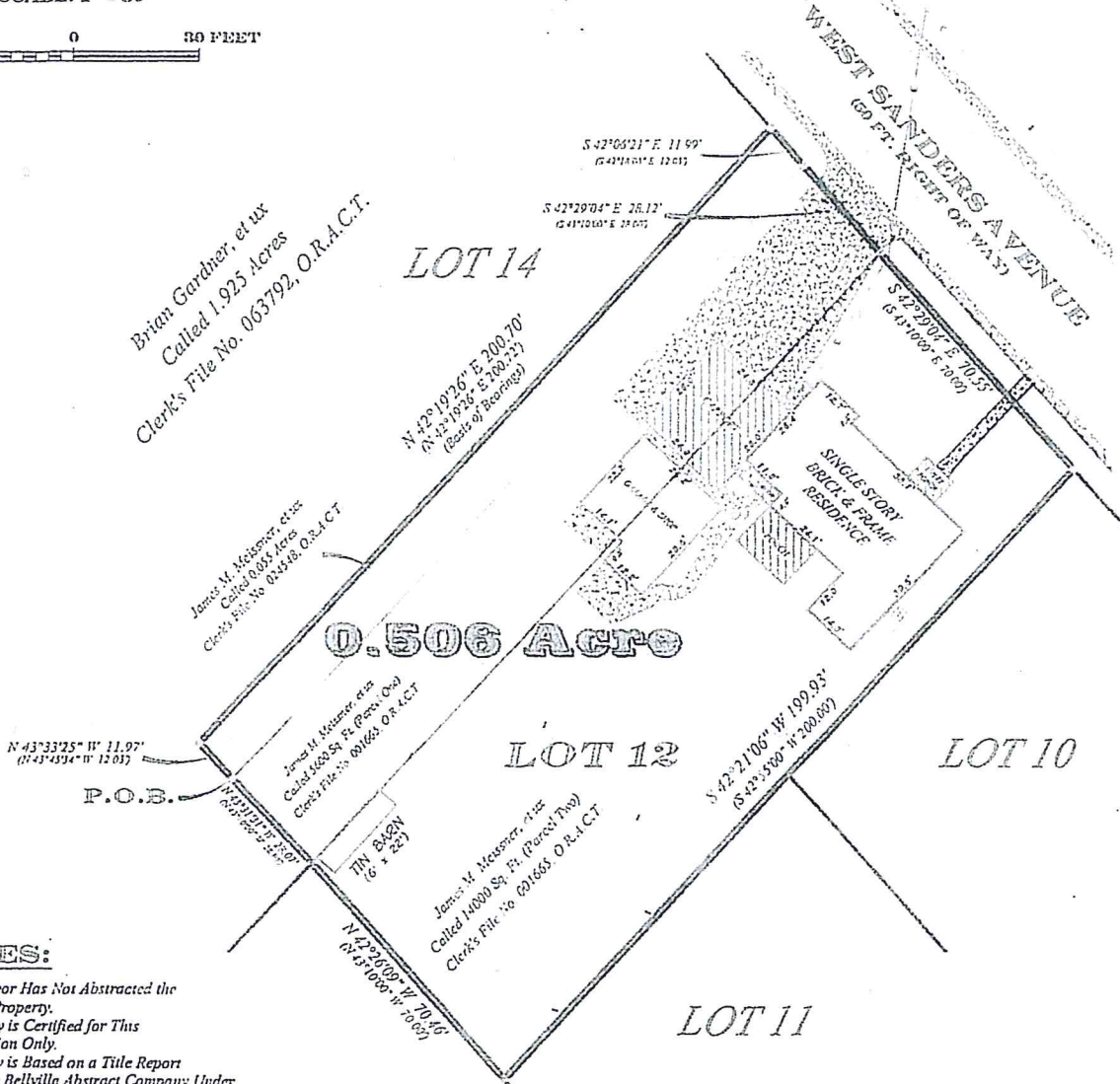
**CITY OF BELLVILLE**

**AUSTIN COUNTY, TEXAS**

**LEGEND**

- 2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- \*Z\* HIT IN CONCRETE
- CHAIN LINK FENCE
- ASPHALT
- ▨ CONCRETE
- DETAILED CALL

SCALE: 1" = 30'



*Brian Gardner, et ux  
Called 1.925 Acres  
Clerk's File No. 063792, O.R.A.C.T.*

*James M. Messinger et ux  
Called 0.055 Acres  
Clerk's File No. 034718, O.R.A.C.T.*

**0.506 ACRES**

*N 43°33'25" W 11.97'  
(07432974" W 12.03')*

**P.O.B.**

*James M. Messinger et ux  
Called 1.665 Sq. Ft. (Paved) (Paved)  
Clerk's File No. 001663, O.R.A.C.T.*

*James M. Messinger et ux  
Called 1.000 Sq. Ft. (Paved) (Paved)  
Clerk's File No. 001663, O.R.A.C.T.*

**NOTES:**

- 1) The Surveyor Has Not Abstracted the Subject Property.
- 2) This Survey is Certified for This Transaction Only.
- 3) This Survey is Based on a Title Report Issued by Bellville Abstract Company Under G.F.# 36847 Dated May 15, 2007.
- 4) Subject to Any and All Covenants, Restrictions, Easements, Conditions and ordinances which may be Applicable.
- 5) According to the Federal Emergency Management Agency Federal Insurance Administration for Austin County, Texas, the Subject Tract Does Not Lie Within a Special Flood Hazard Area and is in Zone X as Graphically Determined by Flood Hazard Boundary Map 48015C0125C, effective January 17, 1990.

**LOT 11**

**LOT 13**

PREPARED BY

**A-SURVEY  
INCORPORATED**

19 NORTH MILLER  
BELLVILLE, TEXAS 77418  
979-865-8111  
1-800-4-A-SURVEY  
PROJECT NO.: 07160AR

I HEREBY CERTIFY THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO MISPLACED ENDORSEMENTS WERE FOUND, EXCEPT AS SHOWN HEREON.

*R* *S* 5-15-07  
**RONALD K. GRIFFIN**  
REGISTERED PROFESSIONAL LAND SURVEYOR



TITLE CO.: BELLVILLE ABSTRACT COMPANY	GF NO.: 36847
MORTGAGE CO.: Hometrust Mortgage	
PURCHASER: Gilbert Alaniz and Sonia Alaniz	