



JOHN RABB SURVEY  
A-79

JOHN LITTLE SURVEY  
A-66  
AUSTIN COUNTY, TEXAS

LINE CHART	
BEARINGS	DISTANCES
1) S 20° 43' 35" E	38.76 Ft.
2) S 03° 57' 37" E	99.34 Ft.
3) S 08° 44' 23" W	75.61 Ft.
4) S 17° 34' 15" W	38.55 Ft.

F. M. HIGHWAY 1458  
(100' R.O.W.)

N 46° 13' 09" V. 70.03'  
(On Call)

P.O.B. Found 1/2" Iron Rod

Residue of Called  
28.477 AC.  
350/458 D.R.A.C.T.

JOSE D. MORALES-VADE  
12.305 AC.  
FILE# 104949 D.R.A.C.T.

N 42° 04' 28" E.  
(No Call)

S 42° 04' 28" V. 2002.50'  
(Called S 42° 04' 28" V. 2002.50')

DENNIS MLCAR, ET UX  
Called 30.000 AC.  
FILE# 054763 D.R.A.C.T.

Called 10.468 AC.  
FILE# 061286 D.R.A.C.T.

EDGAR J. MARSTON, III, ET UX  
123.318 AC.  
FILE# 053709 D.R.A.C.T.

S 74° 03' 33" E.  
411.56' (On Call)

NOCHMAN Set out in 24" Tree ELEV. = 124.4'

PROPOSED HOUSE SITE  
ELEV. = 124.4'

BOUNDARY LINE/ PROPOSED PROPERTY LINE IS ON THE 117' CONTOUR SEE NOTES 1

17' ELEVATION (BFL)

18.200 AC.  
Portion of 275.093 AC.  
SURVEYED JULY 18, 2007

Residue of Called  
208.5 AC.  
FOURTH TRACT.  
30/353 D.R.A.C.T.

Found 1/2" Iron Rod at F.C. Post

S 35° 48' 44" V. 296.94'  
(Called Brg. S 35° 48' 44" V.)

EDGAR J. MARSTON, III, ET UX  
84.454 AC.  
FILE# 053717 D.R.A.C.T.

APPROX. SURVEY LINE

- NOTES: 1) The tract of land shown hereon lies within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) except areas as shown which lies within Zone "AE" (Special Flood Hazard Areas (SFHAs) Subject To Inundation by the 1% Annual Chance Flood; Base Flood Elevations determined of the Flood Hazard Zone according to the FIRMA, Flood Insurance Rate Map# 48105C 0425E, Map Revised September 3, 2010.
- Base Flood Elevation determined to be 117.0' (NAVD88).
  - 117.0' Ft. Contour was established for Boundary Line/Proposed Property Line this day (shown on plat).
  - Elevations are based on position of MGS Monument C 768 (130.57' NAVD88) and A 768 (155.11' NAVD88).
  - Benchmark at job site is large spike nail set in 24" tree, North side of pipelines (shown on plat) Elev. = 124.40'.
- 2) Bearings shown hereon are based on the bearing of the 0.75,093 Acre tract surveyed and described for Linda Sneed Kellner and Lloyd William Sneed on July 18, 2007 (Reference also to 266.465 Acre tract recorded in File# 045266 D.R.A.C.T.)
- 3) Reference is hereby made to notes and bounds description of the subject tract, prepared this day.
- 4) That easement to Shell Pipe Line Corp. recorded in Volume 162, Page 548 D.R.A.C.T., Volume 162, Page 549 D.R.A.C.T. and Volume 162, Page 551 D.R.A.C.T. are blanket type descriptions and cannot be located on the ground, as described. The easement is called to be thirty (30) ft. in width.
- 5) That Partial Release of Easement, recorded in Volume 324, Page 432 D.R.A.C.T. does not affect the tract of land shown hereon.
- 6) That Partial Release of Right-of-way and Easement Agreement, recorded in File# 090446 D.R.A.C.T. does not affect the tract of land shown hereon.
- 7) That Deed to the State of Texas, recorded in Volume 268, Page 305 D.R.A.C.T. is within the Right-of-way of F. M. Highway 1458.
- 8) That easement for Highway purposes, recorded in Volume 268, Page 307 D.R.A.C.T. is not located on the tract of land shown hereon.
- 9) \* denotes set 1/2" iron rod, unless otherwise noted.
- 10) This tract could be subject to the current spacing requirement by the Texas Department of Transportation (TXDOT).
- 11) This tract could be subject to the Subdivision Rules and Regulations of Austin County, Texas See Variance by Austin County, dated January 23, 2012, Item #16, Order # 12-28.
- 12) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non transferable to additional institutions or individuals without expressed reconfirmation by Alexander Surveying.
- 13) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

I, Gen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on FEBRUARY 10, 2012, and all corners and acreage are shown hereon. There are no conflicts, protrusions or encroachments apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.S. No. 022226 of NA 10453 TITLE and is certified for that transaction only.

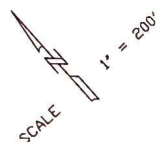
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Gen S. Alexander - Registered Professional Land Surveyor #4194

OWNER LINDA SNEED KELLNER & LOYD WILLIAM SNEED BUYER: CHRISTOPH & BETTINA SCHUBA		
ALEXANDER SURVEYING 105 E. Lake Street, P. O. BOX 388 Brewster, Texas 77718 Phone: 879-5825-5143 Fax: 879-585-3088 alexander.surveying@yahoo.com © 2012 ALL RIGHTS RESERVED		
Gen S. Alexander	County AUSTIN	Field Crew C.V.
R.P.L.S. No. #4194	JOHN LITTLE SURVEY, A-66	Computations G.A.
Date FEBRUARY 10, 2012	Survey	Drafting J.C.
Update	Addition	2569.24X More Order 12-65379

SCANNED

JOHN RABB SURVEY  
A-78 & A-79  
AUSTIN COUNTY, TEXAS



LINDA SNEED KELLNER  
71.086 AC.  
Residue of 72.811 AC.  
FILE# 192905 D.R.A.C.T.  
(SURVEYED THIS DAY)

1.725 AC.

Portion of 72.811 AC.  
FILE# 192905 D.R.A.C.T.

ZONE 'X'

Found 1/2" Iron Rod at F.C. Post

CHRISTOPH & BETTINA MARIA SCHOBA  
18.200 AC.  
FILE# 121453 D.R.A.C.T.

ZONE 'X'

LINE CHART

BEARINGS	DISTANCES
1. > N 17° 38' 03" E,	38.25 ft.
2. > N 08° 39' 35" E,	75.57 ft.
3. > N 03° 57' 19" W,	99.34 ft.
4. > N 20° 40' 01" W,	38.72 ft.

NOTES: 1.) The tract of land shown hereon lies within Zone 'AE' (Special Flood Hazard Areas (SFHAs) Subject To Inundation By The 1% Annual Chance Flood, Base Flood Elevations determined) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0425E, Revised September 3, 2010.

2.) Bearings shown hereon are based upon the bearings of the 266.465 Acre tract, recorded in File# 045266 D.R.A.C.T.

3.) Reference is hereby made to metes and bounds description, of the subject tract, prepared this day.

4.) All 1/2" Iron rods set are capped with yellow cap Mkd RPLS 4194.

F.L. - Fence line

F.C. - Fence corner

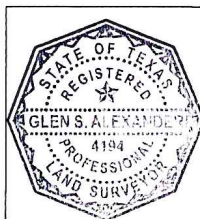
→ ↗ ↘ ↙ ↖ ↕ - Denotes direction and distance from Deed Line to object.

5.) The tract of land shown/described hereon does not have Independent access to a public road.

6.) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

F. M. HIGHWAY 1458

(ADJOINING SALE)



OWNER: LINDA SNEED KELLNER  
BUYER: CHRISTOPH & BETTINA MARIA SCHOBA

ALEXANDER SURVEYING

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I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on JULY 22, 2019 and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander

Glen S. Alexander - Registered Professional Land Surveyor, #4194

Glen S. Alexander	County AUSTIN	Field Crew G.H.
R.P.L.S. No. #4194	Survey JOHN RABB SURVEY A-78 & A-79	Computations G.A.
TBPLS FIRM NO. 10134400	City	Drafting D.C.
Date JULY 22, 2019	Addition	A.C. VOL# 156, PG. 61 3569.SS4 Work Order 19-7703