

OWNERS ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF WALKER §

Whereas Thomas John Morgan and Pamela D. Morgan are the owners of that certain 5.368 acre tract or parcel of land lying and situated in Walker County, Texas, being located in the **cesario comona survey, abstract no. 110**, (aka as Carmona Survey), said 5.368 acre tract described in the Official Public Records of Walker County, Texas (OPRWCT) in Document Number 2019-46931, to which reference is hereby made for any and all purposes, said tract being described by metes and bounds as follows to wit:

Beginning on the East boundary line of said referenced tract at a concrete monument found for the Southwest corner of that certain called 100 acre tract as conveyed in General Warranty Deed from Edwin Thomason to Tore K. Fossum and Lisa Kay Tuck as recorded in the OPRWCT in volume 787 on page 134, said monument being an angle corner on the North boundary line of that certain called 12 acre tract conveyed in Quit Claim Deed to Otis Perry Myers in OPRWCT in volume 1104 on page 660 and more particularly described in the Deed Records of Walker County, Texas, (DRWCT) in volume 231 on page 406, said monument being the Point of Beginning of the herein described tract;

Thence with a southern boundary of referenced tract and with the North boundary line of the said 12 acre tract, S 86°48'00" W, at a distance of 852.77 feet, the Southwest corner of referenced tract, and the Southeast corner of that certain called 13,000 acre tract conveyed to Michael Eugene Sailor and Iryna S. Sailor, recorded in the OPRWCT in Volume 1319 on Page 889, a point for corner in the approximate centerline of a County Road locally known as Jordy Road and from which a 6 in round concrete monument found bears S 86°48'00" W - 35.88 feet distant and a 1/2 in. iron rod set for reference bears N86°48'00"E - 61.68 feet;

Thence with the West boundary line of referenced tract and Southeast boundary line of said 13,000 acre tract and with the approximate centerline of said roadway, eight (8) calls, as follows: 1.) N51°12'54"E, at 13.24 feet, a point for corner; 2.) N61°04'15"E, at 75.29 feet, a point for corner; 3.) N58°17'57"E, at 66.45 feet, a point for corner; 4.) N47°25'37"E, at 50.94 feet, a point for corner; 5.) N38°00'18"E, at 51.59 feet, a point for corner; 6.) N30°27'08"E, at 50.27 feet, a point for corner; 7.) N24°57'14"E, at 41.91 feet, cross a 17 in. steel culvert and at a total distance of 52.22 feet, a point for corner; 8.) N24°40'19"E, at 153.16 feet, the Northeast corner of referenced tract, a point for corner;

Thence leaving said roadway and with the North boundary line of referenced tract, N86°47'36"E, at a distance of 22.27 feet, pass on line a 1/2 in. iron rod found with Goodwin-Lasiter cap for the Southwest corner of that certain called 2.66 acre tract as conveyed in Deed to Norman E. Smith and recorded in the DRWCT in volume 376 on page 316, at a distance of 33.19 feet pass the Eastern margin of said roadway, and continuing along the South boundary line of said 2.66 acre tract an additional 485.73 feet for a total distance of 518.92 feet, to the Northeast corner of referenced tract, the Southeast corner of said 2.66 acre tract and intersect the West boundary line of the aforesaid referred to 100 acre tract, a 5/8 in. iron rod found for corner;

Thence with an eastern boundary line of referenced tract and with the West boundary line of the said 100 acre tract, S03°06'24"E, at a distance of 366.57 feet, the Point of Beginning of the herein described tract and found to contain 5.368 acres more or less and of which, 0.34 acres lie within the margins of Jordy Road (60 foot Right-of-Way). **The bearings of this survey are based on the South boundary line of the referenced 5.368 acre tract as recorded in the OPRWCT in Document Number 2019-46931**

We, the undersigned, owners of the land shown on this plat, and designated as the Morgan Subdivision, in Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements and public places shown thereon for the purpose and consideration therein expressed.

Thomas John Morgan, Owner

Pamela D. Morgan, Owner

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

Before me, _____, on this day personally appeared Thomas John Morgan, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____.

Notary Public, State of Texas

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

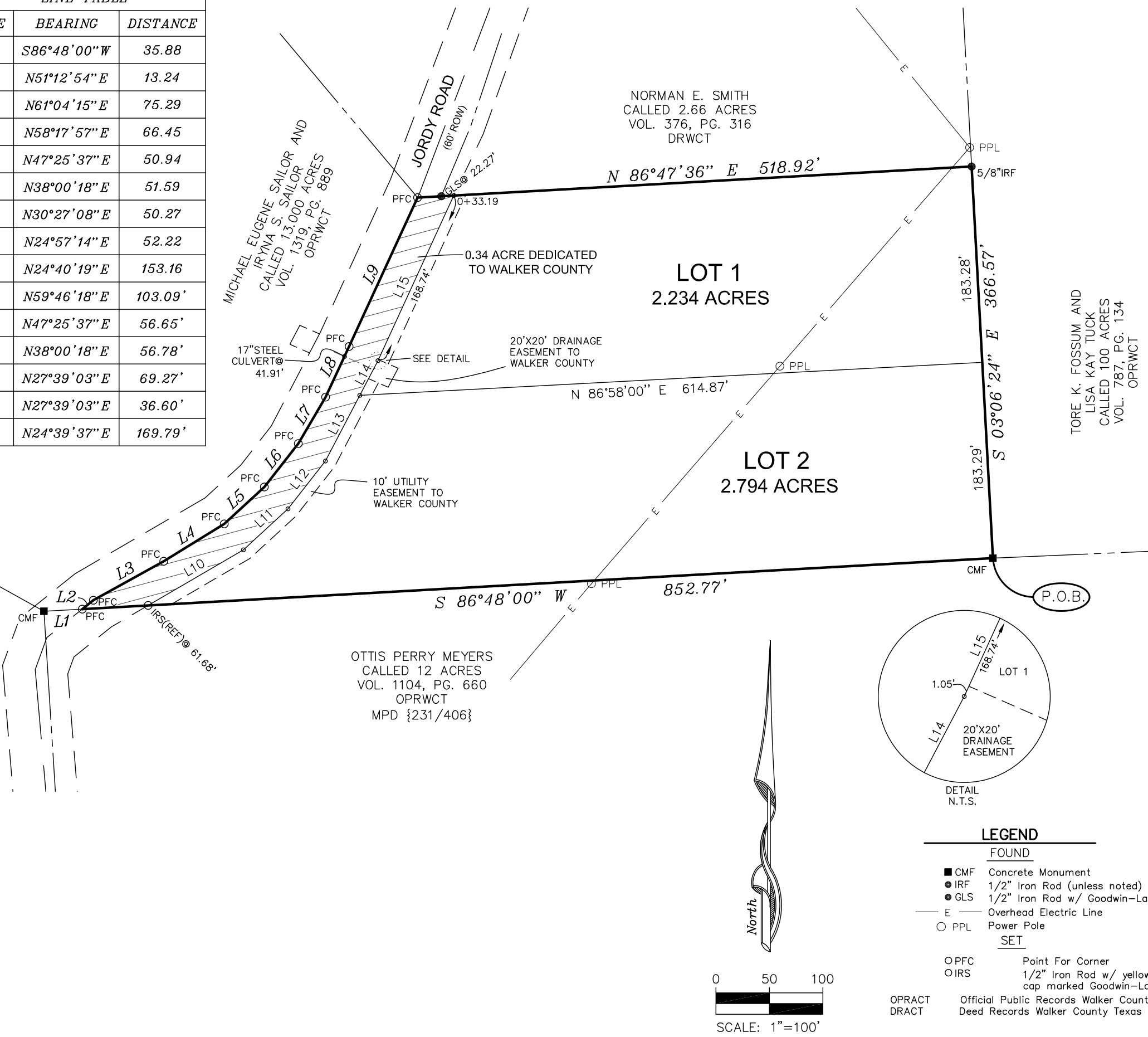
Before me, _____, on this day personally appeared Pamela D. Morgan, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____.

Notary Public, State of Texas

CESARIO COMONA (CARMONA) SURVEY, A-110

LINE	BEARING	DISTANCE
L1	S86°48'00"W	35.88
L2	N51°12'54"E	13.24
L3	N61°04'15"E	75.29
L4	N58°17'57"E	66.45
L5	N47°25'37"E	50.94
L6	N38°00'18"E	51.59
L7	N30°27'08"E	50.27
L8	N24°57'14"E	52.22
L9	N24°40'19"E	153.16
L10	N59°46'18"E	103.09'
L11	N47°25'37"E	56.65'
L12	N38°00'18"E	56.78'
L13	N27°39'03"E	69.27'
L14	N27°39'03"E	36.60'
L15	N24°39'37"E	169.79'



CERTIFICATION BY THE SURVEYOR

STATE OF TEXAS §
COUNTY OF ANGELINA §

I, Daniel E. Cummins, Registered Professional Land Surveyor No. 5295 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Daniel E. Cummins
Registered Professional Land Surveyor No. 5295

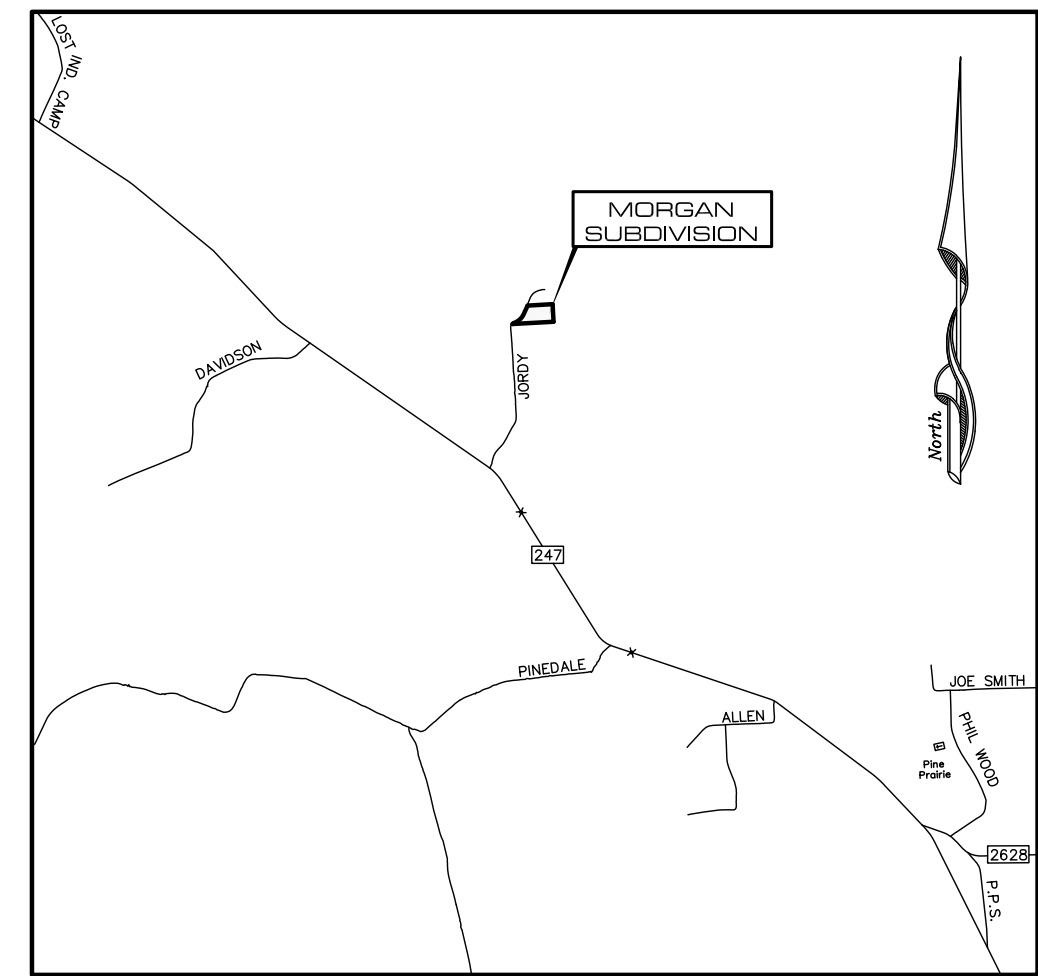
NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF ANGELINA §

Before me, _____, on this day personally appeared Daniel E. Cummins, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____.

Notary Public, State of Texas



VICINITY MAP NTS

- NOTES:
- By graphic plotting only, this property is located within , Zone X - an area of minimal flood hazard, as shown on FEMA Flood Insurance Rate Map No. 48471C0250D, with an effective date of August 16, 2011.
 - Two (2) large residential lots
 - No public water/fire protection
 - No public sanitary sewer, use of alternative sewer system required.

PUBLIC EASEMENTS

All public easements denoted on this plat are dedicated to the use of the public forever. Any public utility, shall have the right always of ingress and egress to an from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of property owner. Any public utility including the City of Huntsville shall have the right to move or keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Huntsville nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.

AREA DRAINAGE

ALL OWNERS OF LOTS WITHIN THE SUBDIVISION SHALL HAVE THE RESPONSIBILITY OF COMPLYING WITH THE WALKER COUNTY SUBDIVISION REGULATIONS' POLICIES ON DRAINAGE RUNOFF DUE TO THE DEVELOPMENT OF IMPERVIOUS AREAS CREATED THROUGH THE DEVELOPMENT OF THE LOT FOR RESIDENTIAL, COMMERCIAL, OR RECREATIONAL USE. IT IS THE RESPONSIBILITY OF LOT OWNERS TO COMPLY WITH ANY REGULATIONS OR LIMITATIONS NOTED, AND PERMITS ISSUED BY WALKER COUNTY FOR DEVELOPMENT DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNER'S RESPONSIBILITY TO PROVIDE FOR EXCESS RUNOFF AND DRAINAGE CREATED BY THE PERMITTED DEVELOPMENT. IF DETENTION OF WATER IS NECESSARY IN ORDER TO COMPLY WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS INCLUDING BUT NOT LIMITED TO THE WALKER COUNTY SUBDIVISION REGULATIONS THEN THE OWNER MAY BE ABLE TO ACCOMPLISH COMPLIANCE WITH SAID POLICIES THROUGH CREATING DETENTION ON A SINGLE LOT, MULTIPLE LOTS, OR THE ENTIRE SUBDIVISION DEPENDING ON THE CIRCUMSTANCES INVOLVED AND DEPENDING ON THE OWNER'S ABILITY TO OBTAIN THE COOPERATION OF OTHER OWNERS IN THE SUBDIVISION, A COPY OF AN AGREEMENT BETWEEN OWNERS TO CREATE DETENTION SHALL BE SUBMITTED TO WALKER COUNTY AND FILED IN THE PUBLIC RECORDS BECOMING A RESTRICTION ON FUTURE OWNERS, HEIRS AND ASSIGNS.

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MINOR PLAT
MORGAN SUBDIVISION
A SUBDIVISION OF 5.368 ACRES OF LAND IN
THE CESARIO COMONA (CARMONA) SURVEY, A-110
WALKER COUNTY, TEXAS
NOVEMBER 2019

GOODWIN·LASITER·STRONG
ENGINEERING · ARCHITECTURE · INTERIOR DESIGN · SURVEYING
1609 S. CHESTNUT ST. STE. 202 · LUFKIN, TEXAS 75901 · (936) 637-4900
4077 CROSS PARK DR. STE. 100 · BRYAN, TEXAS 77802 · (979) 776-9700
TBPE FIRM REGISTRATION #413 · TBPLS FIRM REGISTRATION #10110900