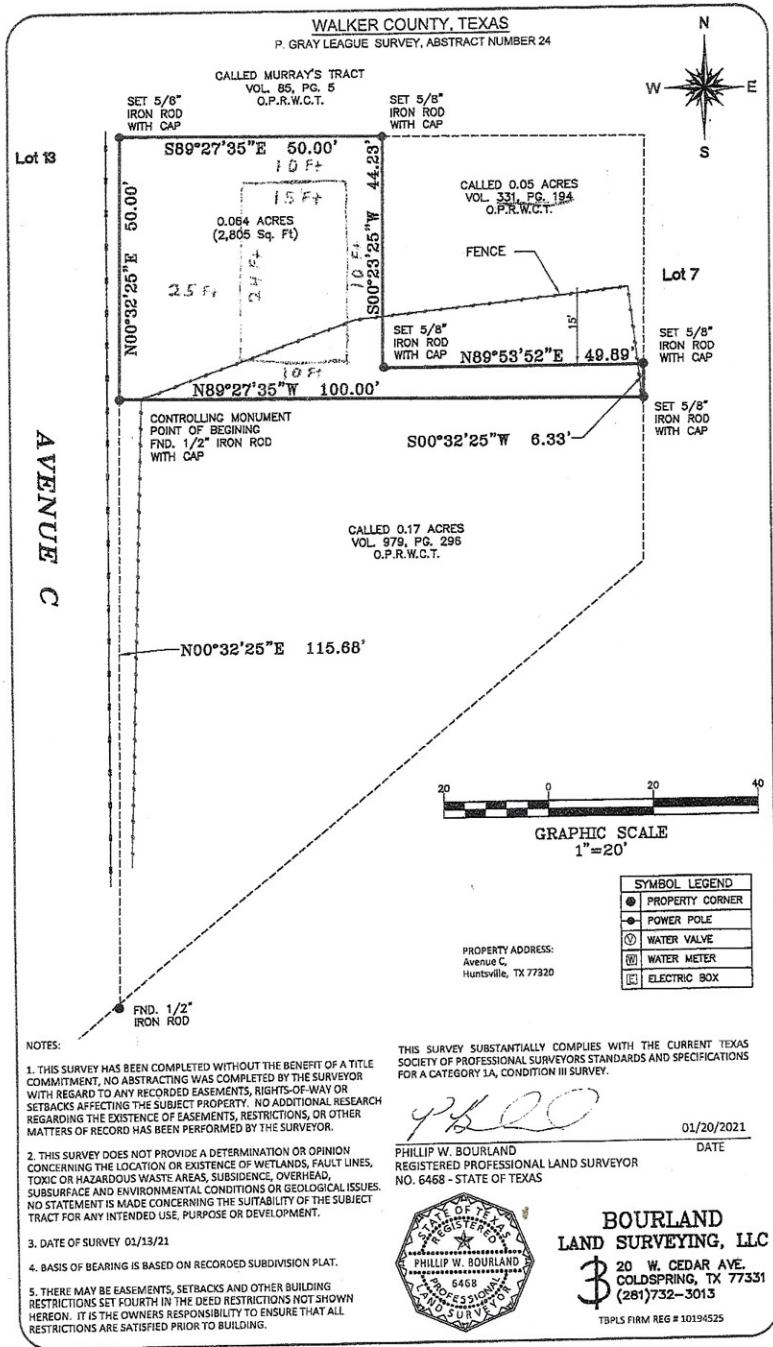


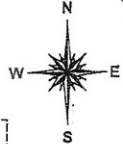
2200-021-0-03200

Estimated Building Area



WALKER COUNTY, TEXAS

P. GRAY LEAGUE SURVEY, ABSTRACT NUMBER 24



CALLED MURRAY'S TRACT VOL. 85, PG. 5 O.P.R.W.C.T.

SET 5/8\"/>

SET 5/8\"/>

Lot 18

Lot 7

CALLED 0.05 ACRES VOL. 331, PG. 184 O.P.R.W.C.T.

0.064 ACRES (2,805 Sq. Ft)

FENCE

SET 5/8\"/>

SET 5/8\"/>

CONTROLLING MONUMENT POINT OF BEGINNING FND. 1/2\"/>

SET 5/8\"/>

CALLED 0.17 ACRES VOL. 979, PG. 295 O.P.R.W.C.T.

AVENUE C

S00°32'25\"/>

N00°32'25\"/>



GRAPHIC SCALE 1\"/>

SYMBOL LEGEND	
	PROPERTY CORNER
	POWER POLE
	WATER VALVE
	WATER METER
	ELECTRIC BOX

PROPERTY ADDRESS: Avenue C, Huntsville, TX 77320

NOTES:

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 01/13/21
4. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.
5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

*Phillip W. Bourland*

01/20/2021

DATE

PHILLIP W. BOURLAND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6468 - STATE OF TEXAS



BOURLAND LAND SURVEYING, LLC

20 W. CEDAR AVE. COLDSRING, TX 77331 (281)732-3013

TSPS FIRM REG # 10194525