

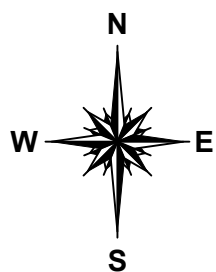
WALKER COUNTY, TEXAS

JOSE ORTEGA GRANT, ABSTRACT NUMBER 35
GORNIANA BADILLA GRANT, ABSTRACT NUMBER 4

POINT OF BEGINNING
CONTROLLING MONUMENT
FOUND 3/8 INCH IRON ROD



GRAPHIC SCALE
1"=500'



SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
⊕	TRANSFORMER
⊕	WATER METER
⊕	ELECTRIC OUTLET

VOL. 1136, PG. 470
O.R.W.C.T.

CALLED LOT 3A
221.36 ACRES
VOL. 439, PG. 303
O.R.W.C.T.

CALLED 872.27 ACRES
VOL. 1050, PG. 172
O.R.W.C.T.

HARPER BRANCH RD
VOL. 439, PG. 303

CALLED 20.0 ACRES
VOL. 150, PG. 237
O.R.W.C.T.

CALLED 10.0 ACRES
VOL. 404, PG. 634
O.R.W.C.T.

CALLED 10.0 ACRES
VOL. 14, PG. 788
O.R.W.C.T.

CALLED 10.0 ACRES
VOL. 554, PG. 416
O.R.W.C.T.

530.19 ACRES
SAVE AND EXCEPT 6.71 ACRES
NET 523.48 ACRES

CALLED LOT 3B
308.95 ACRES
VOL. 439, PG. 303
O.R.W.C.T.

CALLED 15.0 ACRES

WRIGHT'S CREEK

TRINITY RIVER AUTHORITY
6.71 ACRES
VOL. 421, PG. 426
D.R.W.C.T.

CALLED 523.83 ACRES
TRACT 9
VOL. 1136, PG. 470
O.R.W.C.T.

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. ctda193-8000931901740-SB, EFFECTIVE DATE NOVEMBER 1, 2019, 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 11/10/2020

4. BASIS OF BEARING IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE

5. SURVEY MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION OF EVEN DATE

6. FLOWAGE EASEMENT RIGHTS HELD BY TRINITY RIVER AUTHORITY OF TEXAS IN CONJUNCTION WITH THE MAINTENANCE AND OPERATION OF THE LIVINGSTON RESERVOIR AS ACQUIRED BY INSTRUMENT FROM GALE MORRIS WOODRUFF, ET AL, DATED JANUARY 3, 1983, RECORDED IN VOLUME 421, PAGE 488 OF THE DEED RECORDS, WALKER COUNTY, TEXAS.



TO: CHICAGO TITLE INSURANCE COMPANY AND KNIGHT LAND AND CATTLE, FLP AND/OR ASSIGNS

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
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

11/23/20
DATE

CALLED 523.83 ACRES
TRACT 9
VOL. 1136, PG. 470
O.R.W.C.T.

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