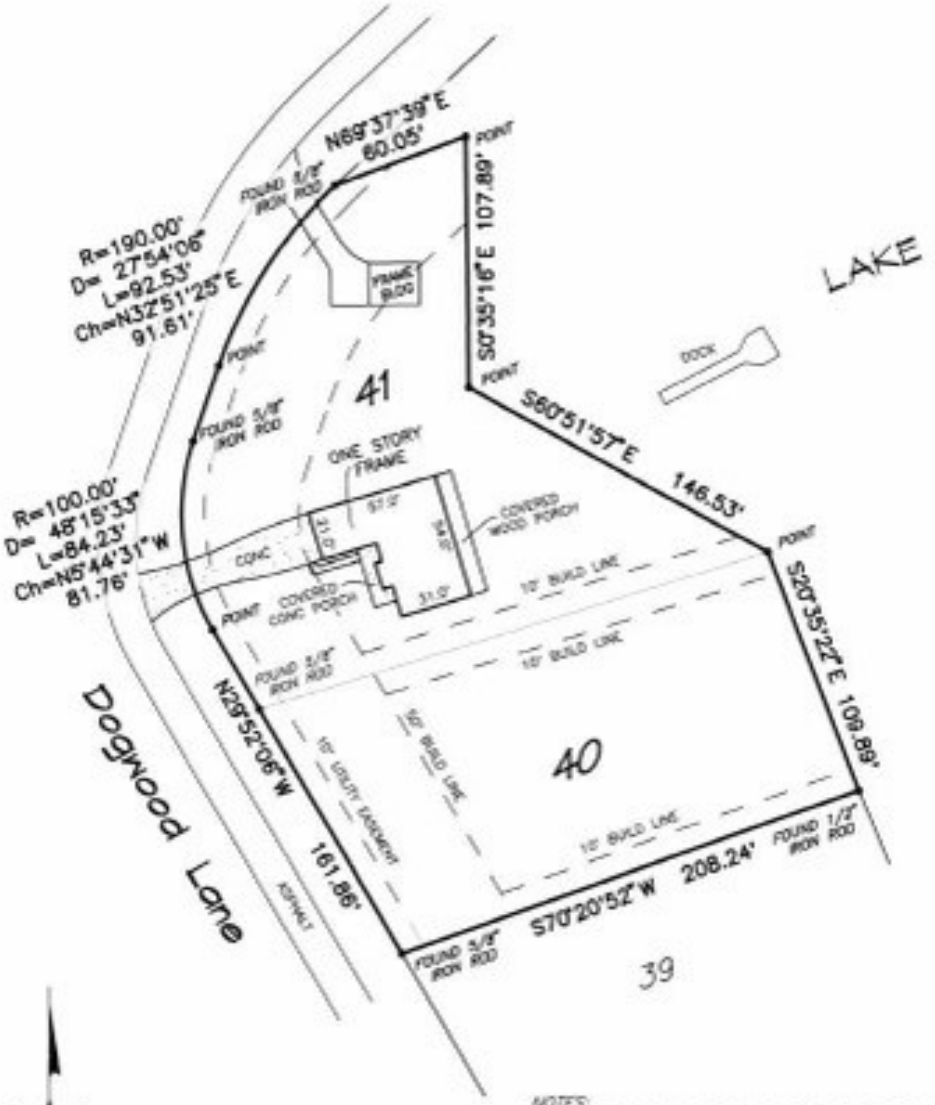

SCALE: 1" = 60'
DATE: 9/20/2018

NOTES:
1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT AND RESTRICTIVE INSTRUMENT VOL. 445, PG. 418 O.R.W.C.
2. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO SAM HOUSTON ELEC. CO. EASEMENTS PER VOL. 438, PG. 813 D.R.W.C. & VOL. 1032, PG. 166 O.R.W.C.
3. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.

I hereby certify that this plat is a true representation of an on the ground survey made on 9/20/2018 of Lots 40 and 41, Dogwood Subdivision, Section One, Walker County, Texas, a correct map of which is recorded in Volume 1, Page 196 of the Plat Records of Walker County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by First American Title Guaranty Co., G.F. No. 201823265, effective date August 6, 2018.

Jarrod Antley, R.P.L.S.
Texas Registration No. 6071

LONE STAR
LAND SURVEYING & MAPPING
133 TRACE COURT MONTGOMERY, TEXAS 77316
PH. (936) 522-8716

STATE OF TEXAS
REGISTERED
JARROD ANTLEY
6071
PROFESSIONAL
LAND SURVEYOR