

NORMAL PARK

Susan Thompson  
Vol. 687, Pg. 491 O.R. Calif 0.111 acre

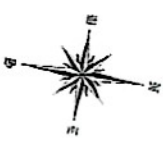
**- SURVEYED - 0.111 ACRE -**  
Brian P. Woodward, Jr.  
Vol. 687, Pg. 491 O.R. Calif 0.111 acre

BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No. 49471 C 00355 D      Date/Revised Date: August 16, 2011

**NOTES:**

1. Restrictive Covenants recorded in Volume 240, Page 552, D.R.
2. Coordinates and bearings referenced to NAD 1983, Texas Central Zone. Bearings based on GPS (RTK) observations, LEICA SmartNet Network, Texas. Coordinates, distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99988.
3. This survey was performed in connection with Title Commitment GF 2020101895, issued October 19, 2020 and could be subject to the following matters:
  - 10a. Gulf States Utilities Co (Vol 279, Pg. 469 D.R.).
  - 10b. All streets, rights-of-ways, building lines and utility easements as shown on Section 3, SLEEPY HOLLOW plat recorded in Vol 174, Pg. 613 D.R.
  - 10d. Any easements that may affect property, such as roadways, sewer, telephone, water and/or electrical lines



PLAT OF SURVEY OF

**0.111 ACRE OUT OF  
LOT 12, BLOCK 8, SECTION 3  
SLEEPY HOLLOW SUBDIVISION**

In the City of Huntsville  
P. GRAY SURVEY, A-24  
Walker County, Texas

November, 2020

Scale: 1" = 30 Feet

FULLER and ASSOCIATES  
P.O. Box 1783      Ring #10122400  
Huntsville, Texas  
FILE: SLEEPY Hollow 3 12 08 \2020\

**NEW  
SURVEY REVIEWED & ACCEPTED**

Date: 11/03/2020

**SELLER:**  
Sherril L. Nichols and Brian P. Woodward, Jr.  
**BUYER:**  
Katherine, M. Pitt, Kenneth E. Gauthreaux,  
and Mary C. Gauthreaux

**Property Address:**  
612 Normal Park  
Huntsville, Texas 77320

I, **JOE A FULLER**, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.



Signed \_\_\_\_\_  
JOE A. FULLER  
R.P.S. No. 4066  
November 3, 2020

**FULLER and ASSOCIATES**

Huntsville, Texas 77342

THE STATE OF TEXAS §  
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Bearings herein are referenced to NAD 1983, Texas-Central Zone, based on GPS (RTK) observations, Leica SmartNet Network, Texas. Coordinates, distances and areas are GRID and may be converted to Surface Horizontal by dividing by a combined scale factor of 0.99988.

Being 0.111 acre, more or less, situated in the City of Huntsville, P. GRAY SURVEY, Abstract No. 24, Walker County, Texas and being the same tract described as 0.111 acre in a Deed from John Stanley Brown to Brian P. Woodward, Jr., dated April 29, 2005 and recorded in Volume 687, Page 491, Official Records, said tract being out of and a part of Lot 12, Block 8, Section 3, SLEEPY HOLLOW Subdivision, plat recorded in Volume 174, Page 613, Deed Records, said 0.111 acre tract being more definitely described as follows:

**BEGINNING** at the southeast corner of said Woodward tract, same being the northeast corner of a called 0.112 acre tract as described in a Deed from Lindalee M. Sorrells to Susan Thompson, recorded in Volume 821, Page 193, Official Records, found a 5/8" iron rod, having coordinates of N:10259265.3, E:3793997.7, in the east line of said Lot 12 and the west line of Normal Park;

**THENCE S77°17'25"W**, with the common line of said Woodward and Thompson tracts, and crossing said Lot 12, for a distance of 108.52 feet to the southwest corner of said Woodward tract, same being the northwest corner of said Thompson tract, found a 5/8" iron rod with a plastic cap in the called west line of said Lot 12 and the east line of Lot 11;

**THENCE N14°15'59"W**, with the west line of said Woodward tract, same being the called common line of said Lots 11 and 12, for a distance of 45.01 feet to the northwest corner of said Woodward tract, found a 5/8" iron rod;


**THENCE N77°25'23"E**, with the north line of said Woodward tract, called to be 5.0 feet south of the north line of said Lot 12, for a distance of 106.94 feet to the northeast corner of said Woodward tract, found a 5/8" iron rod in the called west line of said street;

**THENCE S16°17'12"E**, with the common line of said Woodward and Normal Park, for a distance of 44.84 feet to the **PLACE OF BEGINNING**.

Surveyed in November, 2020.



Signed

  
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JOE A. FULLER  
R.P.L.S. No. 4066  
FIRM 10122400