

CALLED 79.00 ACRES
(VOL 974, PG 37 D.R.W.C.)

CALLED 0.8385 ACRES
(VOL 569, PG 684 D.R.W.C.)

0.85 ACRES
37082 SQ. FT.
(CALLED 0.84 ACRES)
(VOL 886, PG 886 D.R.W.C.)

CALLED 1.68 ACRES
(VOL 158, PG 605 D.R.W.C.)

EAST AVENUE
(UNKNOWN R.O.W.)

JOHNSON ROAD
(UNKNOWN R.O.W.)

CALLLED 79.00 ACRES
(VOL 974, PG 37 D.R.W.C.)

(C.M.) 22
FOUND 1/2" I.R.
N 00°02'11" W 70.43'
(CALLED 71.33')
FOUND 5/8" I.R.
N 00°02'11" W 72.23'
(CALLED 71.33')
FOUND 1/2" I.R.
S 00°02'11" E 142.85'
FOUND AXLE (C.M.) 23

1005

1006 S 89°59'11" E 513.107

1008

1009

1010 N 89°59'42" W 513.64'

1011

1012

Box B.
SET X IN CONC

72.15'
S 00°02'49" W
(CALLED 71.25')

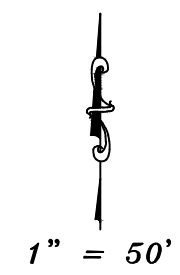
SET 60D

SET 60D

SET 5/8" I.R.
1004

12" RCP
MANHOLE

NOTES:
THERE EXIST A UTILITY EASEMENT AS RECORDED IN VOL 62, PG 338 D.R.W.C. (NOT PLOTTABLE)
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION
SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS
ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
BEARINGS BASED ON RECORDED PLAT/DEED OF THE CALLED 0.84 ACRES (VOL 886, PG 886 D.R.W.C.)
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS
THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO
ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS



LEGEND

- These standard symbols will be found in the drawing.
- FOUND MONUMENT
 - SET MONUMENT

DESCRIPTION: BEING A 0.85 ACRE PARCEL OF LAND (CALLED 0.84 ACRES)			This lot DOES NOT appear to lie in the 100 year flood plain and appears to be in ZONE(s) "X", as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48471C0360D dated 08/16/2011
RECORDATION: VOL 886, PG 886 D.R.W.C.	COUNTY: WALKER	ST: TX	
RECORD OWNER: MATTIE SHAW		TITLE COMPANY: COMMONWEALTH LAND TITLE	
PURCHASER: J-P REI SOLUTIONS, LLC			JOB #: 2107141
LENDER:			
ADDRESS: 301 JOHNSON ROAD HUNTSVILLE, TX 77320			
FIELD WORK:			
DRAFTED BY: DK, JR 07/22/2021		FIRM NO.: 10152100	I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.
CHECKED BY: DK, SR		DATE: 08/24/2021	
G.F. NUMBER: 2104204		DATE: 08/24/2021	 Professional Land Surveyors 315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8003