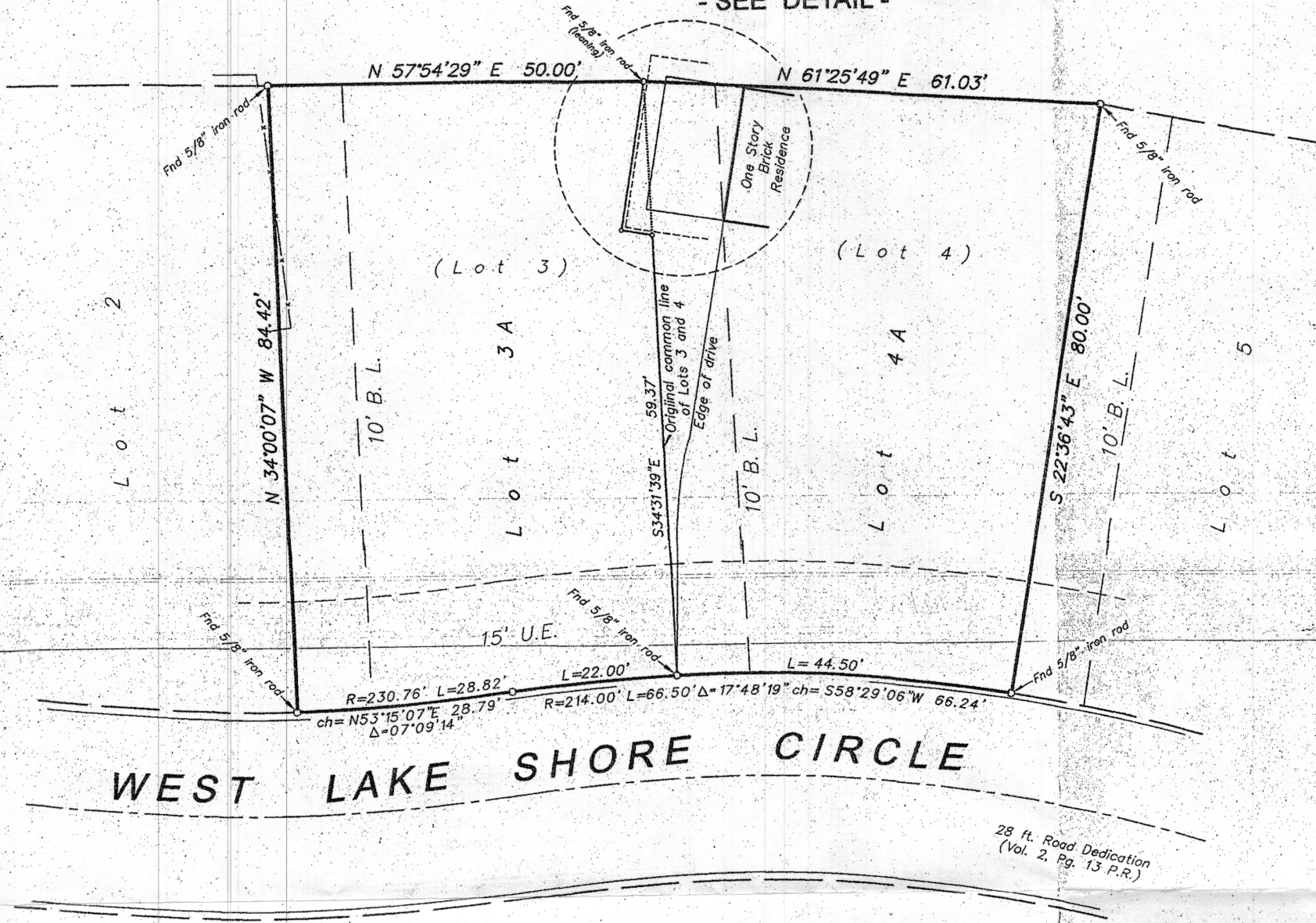


COMMON OPEN SPACE 'B'

- SEE DETAIL -



OWNER(S) ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS

COUNTY OF WALKER

I (We), the undersigned, owner(s) of the land shown on this plat, and designated as Lots 3A and 4A, Block 3, Section 3, WEST LAKE SHORES, being a Replat of Lots 3 and 4, Block 3, Section 3, WEST LAKE SHORES, a subdivision in the City of Huntsville, Walker County, Texas, and whose name is subscribed hereto, hereby certify to the use of the public forever all streets, parks, water courses, utility easements and public places thereon shown for the purpose and consideration therein expressed.

Suane De Jager
Suane De Jager (Lot 3)

Mary Anne Sturgell
Mary Anne Sturgell (Lot 4)

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Walker

This instrument was acknowledged before me on the 1st day of March, 2019, by Suane De Jager

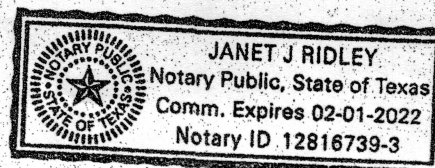
Janet J. Ridley
Notary Public for State of Texas

STATE OF TEXAS

COUNTY OF Walker

This instrument was acknowledged before me on the 1st day of March, 2019, by Mary Anne Sturgell

Janet J. Ridley
Notary Public for State of Texas



CERTIFICATION BY THE CITY PLANNING OFFICER

I, the undersigned, Planning Officer of the City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 6th day of March, 2019

Janet Ridley
City of Huntsville Planning Officer

CERTIFICATION BY THE CITY ENGINEER

STATE OF TEXAS

COUNTY OF WALKER

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that proper engineering consideration has been given to this plat regarding the design and construction of public improvements and related easements and rights-of-way.

Dated this 6th day of March, 2019

[Signature]
City Engineer

PUBLIC EASEMENT

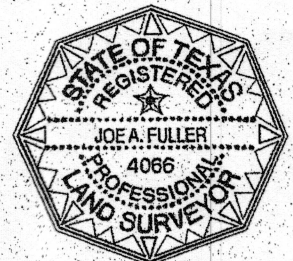
All public easements denoted on this plat are dedicated to the use of the public forever. Any public utility, including the City of Huntsville, shall have the right always of ingress and egress, to and from, and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility, including the City of Huntsville, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Huntsville, nor any public utility, shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easement.

-DETAIL-

Scale: 1" = 10 ft.

CERTIFICATION OF SURVEYOR

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 as shown hereon.



Signed *[Signature]*
JOE A. FULLER
R.P.L.S. No. 4066
February 4, 2019

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF WALKER

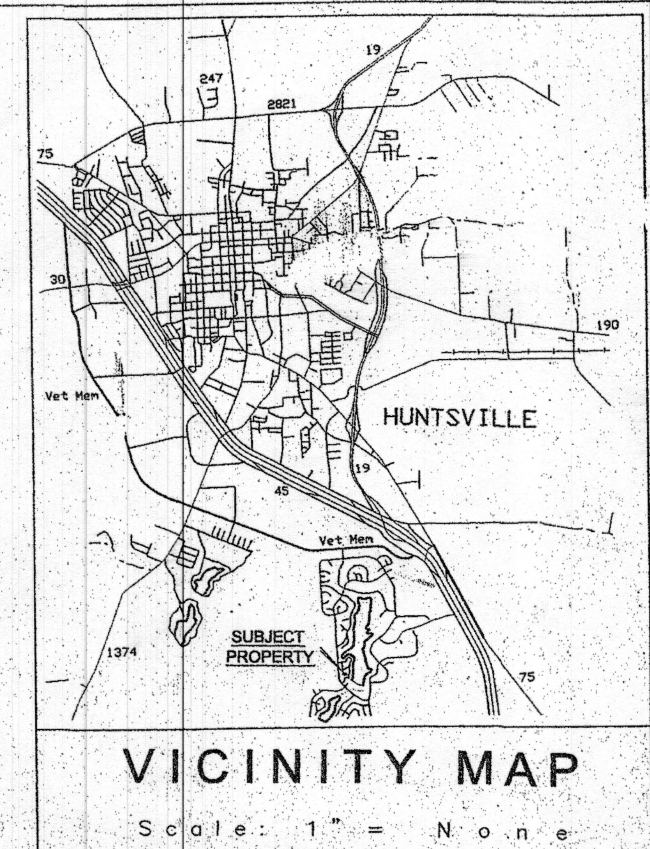
I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the 7th day of March, 2019 in the Plat Records of Walker County in Volume 4 Page 155

Kari A. French
By: Deputy Clerk

FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE

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: 48471 C 0370 D Date/Revised Date: August 16, 2011

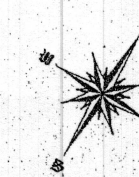


VICINITY MAP

Scale: 1" = None

NOTES:

1. Plat of Section 3, WEST LAKE SHORES is recorded in Volume 2, Page 13, Plat Records;
2. Building restrictions are recorded in Volume 6, Page 243, Official Records;
3. Purpose of this plat is to redefine the boundary of Lots 3 and 4 as new Lots 3A and 4A, Block 3, Section 3;
4. Affidavit of Minor Plat recorded in Volume 756, Page 58, Official Records.
5. Deeds: (Lot 3) Suane de Jager, Vol. 1191, Pg. 183 O.R. (Lot 4) Richard D. Sturgell, et ux, Vol. 916, Pg. 28 O.R.;



MINOR PLAT OF

LOTS 3A and 4A, BLOCK 3, SECTION 3
being a replat of
LOTS 3 and 4, BLOCK 3, SECTION 3
WEST LAKE SHORES

In the S.A. & M.G. RR. SURVEY, A-535
Walker County, Texas

February, 2019

Scale: 1" = 20 Feet

FULLER and ASSOCIATES
P.O. Box 1783
Huntsville, Texas

FILE: ELKINS Lake WestLakeShores 3 03-4 05-MP \2019\

OWNER (Lot 3): Suane de Jager
1620 West Lakeshore Circle West
Huntsville, Texas 77340

OWNER (Lot 4): Richard D. Sturgell, et ux Mary Anne Sturgell
1622 West Lakeshore Circle West
Huntsville, Texas 77340