

# WALKER COUNTY TITLE COMPANY

*Established 1898*

LLOYD C. MARTIN  
PRESIDENT

JOE B. HENDERSON, JR.  
EXECUTIVE VICE PRESIDENT

1224 UNIVERSITY AVENUE  
HUNTSVILLE, TEXAS 77340

TELEPHONE 936/295-8173  
FAX 936/295-0371

HURLENE SAVAGE  
VICE PRESIDENT  
GENERAL MANAGER

ALVIN LLOYD MARTIN  
SECRETARY / TREASURER

March 26, 2019

De Jager Smart Homes, LLC  
1176 Cedar Lane  
Montgomery, Texas 77581  
Owner of Lot 3A

Mrs. Mary Anne Sturgell  
1191 Elkins Lake  
Huntsville, Texas 77340  
Owner of Lot 4A

RE: Minor Plat of Lots 3A & 4 A, Section 3

To Whom It May Concern:


This is to acknowledge property boundaries shown in the Replat of Lots 3 and 4 into Lots 3A and 4A as described below:

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, Walker County, Texas, as recorded in Volume 756, Page 58 Official Records, on March 7, 2019.

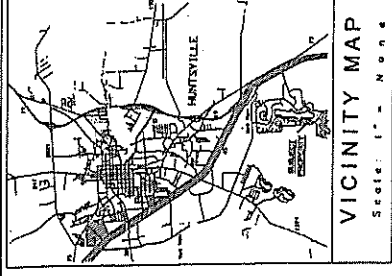
If I may be of any further assistance, please let me know.

Sincerely,

WALKER COUNTY TITLE COMPANY

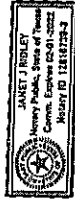


Judy Thornton  
Escrow Officer



BASED on the FEMA Flood Insurance Rate map referenced below, the property is in a flood zone. 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 associated.

Map No. 48371 C 0370 D Effective Date: August 16, 2011



- 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 5B, Official Records;
  5. Deeds: (Lot 3) Suane de Jager, Vol. 1191, Pg. 183 O.R.; (Lot 4) Richard D. Sturgall, et ux, Vol. 916, Pg. 28 O.R.

OWNER(S) ACKNOWLEDGMENT AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF WALKER  
 I, the undersigned owner(s) of the land shown on this plat, and my spouse, do hereby certify that the plat represents a survey made on the ground under my supervision and that of monuments and apparent measurements are as shown herein.

Suane de Jager (et 3)  
 Richard D. Sturgall  
 et ux  
 Notary Public for State of Texas

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.

STATE OF TEXAS  
 COUNTY OF WALKER  
 This instrument was acknowledged before me on the 1st day of March, 2019, by Mary Anne Sturgall.



CERTIFICATION BY THE CITY PLANNING OFFICER  
 I, the undersigned, Planning Officer of the City of Hantsville, Texas, certify that the undersigned 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  
 Janet Binley  
 City Planning Officer

CERTIFICATION BY THE CITY ENGINEER  
 STATE OF TEXAS  
 COUNTY OF WALKER  
 I, the undersigned, City Engineer of Hantsville, 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.

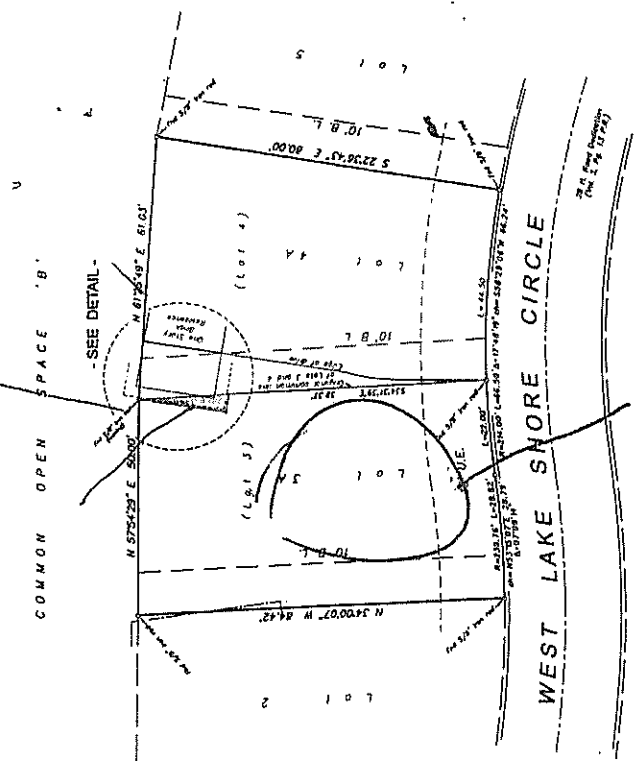
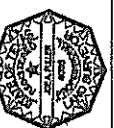
Dated this 6th day of March, 2019  
 [Signature]  
 City Engineer

PUBLIC EASEMENT  
 All public easements denoted on this plat are dedicated to the use of the public for ingress and egress, to and from, and upon these easements for construction or reconstruction, inspection, patrolling, maintaining and adding to or removing of or parts of its respective systems without the necessity of any time of getting the consent of the owner of the land. The easements shall have the right to mow and keep mowed at or part of any building or trailers, 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. The easements shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easement.

CERTIFICATION BY THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF WALKER  
 I, [Signature], 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 6th day of March, 2019 in the Plat Records of Walker County in Volume 4, Page 5.

Karl A. Smith, Walker County Clerk  
 [Signature]  
 By: Deputy Clerk

CERTIFICATION OF SURVEYOR  
 I, JOE A. FLEAHER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that of monuments and apparent measurements are as shown herein.



SURVEY REVIEWED & ACCEPTED  
 DATE: 3-26-2019

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

PLAT NO. 48371 C 0370 D  
 EFFECTIVE DATE: AUGUST 16, 2011  
 F.L.E. SURVEYING & MAPPING, INC. 1001 E. 10th Street, Hantsville, Texas

OWNER (Lot 3): Suane de Jager  
 1820 West Lakeshore Circle West  
 Hantsville, Texas 77340

OWNER (Lot 4): Richard D. Sturgall, et ux  
 1822 West Lakeshore Circle West  
 Hantsville, Texas 77340

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