

COMMENCING POINT  
 FOUND CONC MONUMENT  
 N=10274668.63600  
 E=3839127.99000

NOTES:  
 1. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.  
 2. ADJOINER INFORMATION IS FROM THE WALKER COUNTY APPRAISAL DISTRICT WEB SITE.  
 3. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.

SCALE: 1" = 100'  
 DATE: 9/12/2022



A SURVEY OF  
**5.004 ACRES**

IN THE L. DUEL LEAGUE, A-18  
 WALKER COUNTY, TEXAS

POINT OF BEGINNING  
 SET 5/8" IRON ROD

S44°45'12"E  
 900.46'

S44°45'12"E

LOUTHER  
 CALLED 12.008 AC  
 VOL. 248, PG. 477  
 O.P.R.W.C.

615.12'

OVERHEAD ELEC.

CALLERD 15.000 AC  
 (EXHIBIT "C")  
 VOL. 415, PG. 862  
 O.P.R.W.C.

746.91'

N2°30'35"W

**5.004 Ac.**

CALLERD 5.000 AC  
 (EXHIBIT "D")  
 VOL. 415, PG. 862  
 O.P.R.W.C.

FOUND 1/2" IRON ROD

60' ROAD ESMT VOL. 441, PG. 376

OVERHEAD ELEC.

Townley Ranch Dr.

446.34'

S18°03'04"W

30' ROW EASEMENT  
 VOL. 475, PG. 862

SET PK NAIL

N66°18'20"W 286.19'

ASPHALT

Roy Webb Road

BURKETT  
 CALLERD 70.88 AC  
 NO 2020-58042  
 R.P.R.W.C.

Blythe Ranch Road

I hereby certify that this survey was made on the ground under my supervision that this drawing correctly represents the facts found at the time of this survey and that this professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1B survey.

This survey was completed without the benefit of a title commitment.

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



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