

Mary Lou Burnett Higgins
Call 143 ac.
V. 186, p. 759, W.C.O.P.R.

Norman Kent Ramsey
Call 10.00 ac.
V. 725, p. 462, WCOPR

TRACT 3
4.00 Ac.
Norman Kent Ramsey
Res. Call 8.00 ac.
V. 336, p. 736, WCOPR

Larry W. Graves
Residue 25.00 ac.
V. 250, Pg. 57, WCOPR

State of Texas, 100 ft. R.O.W.
V. 148 p. 632, W.C.D.R.

Fnd. 5/8" I. rod
N- 10,216,012.87 Ft.
E- 3,746,210.02 Ft.

Pine Prairie Water Supply
15 ft. Easement
V. 311, p. 525, W.C.D.R.

Walker Co. S.U.D.
20 ft. Easement
V. 615, p. 356, WCOPR

Affidavit of Minor Plat
V. 724, p. 284, WCOPR

TRACT I TRACT 1
Call 3.00 Ac. 3.00 Ac.
Monty L. Zunker
V. 625, p. 74, WCOPR

TRACT II TRACT 2
Call 1.00 Ac. 1.00 Ac.

LOT 1A
14.68 AC.
Includes 0.68 ac.
in F.M. 1791 R.O.W.

Monty L. Zunker
Res. Call 20.68 Ac.
V. 675, p. 701, WCOPR

Paul R. Piersol
Call 21.07 ac.
V. 603, p. 528, W.C.O.P.R.

Atlantic Pipe Line Co.
"Blanket" R.O.W. (no width)
V. 63, p. 70, W.C.D.R.
V. 169, p. 310, W.C.D.R.

Set 5/8" I. rod with
plastic cap stamped "H.E.
McAdams RPLS 2005"
East bank Lee Branch

Fnd. 5/8" I. rod
S 89°30'03"E 1488.82

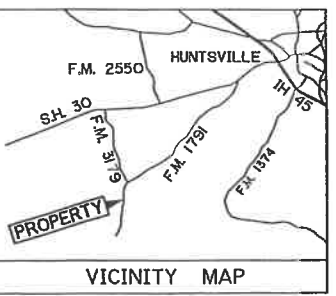
Fnd 5/8" I. rod
with plastic cap
N 89°05'22"E 583.61

S 89°05'22"W 2076.97

N 02°21'34"W 331.83


Approx. location buried pipeline

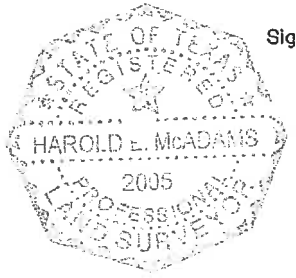
LEE BRANCH



- NOTES:
- The purpose of this plat is to consolidate Tracts 1 and 2 shown on an Affidavit of Minor Plat of Norman Kent Ramsey 8.00 Acre Tract recorded in Volume 724, page 284, Official Public Records of Walker County, Texas and the residue of Monty L. Zunker called 20.68 acre tract recorded in Volume 248, page 58, Official Public Records thereby creating Lot 1 shown hereon.
 - Coordinates, bearings and distances shown hereon are Grid NAD 83 (1993), Texas Central Zone as determined by Global Positioning System (GPS) with NGS OPUS post processing. Distances hereon may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
 - Corners denoted "Fnd. 5/8" I. rod" have 1-3/4" diameter, orange plastic caps stamped "J.S. Moorer R.P.L.S. No. 1572" unless.
 - A portion of this property along Lee Branch (at west end property) is within Zone A, "areas determined to be within the 0.1% annual chance floodplain" (Special Flood Hazard Area) without Base Flood Elevation (BFE) determined according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 480639 0360D and Map No. 48471C0360D dated August 16, 2011.
 - This survey was completed without an Abstract of Title. There may be easements and other matters not shown.

I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.

Signed 
Harold E. McAdams
Registered Professional
Land Surveyor No. 2005
July 7, 2015



PLAT OF SURVEY OF
MONTY L. ZUNKER
14.68 ACRE TRACT
FRED ELMS SURVEY, A-175
WALKER COUNTY, TEXAS

JULY 2015
SCALE 1" = 200 FEET
MOORER & WOODS, INC.
Reg. Professional Land Surveyors
P.O. Box 981
Huntsville, Texas 77342 15050

