

PLAT ROYAL PINES SUBDIVISION

(A Private Subdivision)
Being All of a Called 954.03 Acre Tract - Tract 1
Instrument No. 2021-64976
Public Records of Walker County, Texas
E.C. Allender Survey, Abstract No. 63
Charles Bowman Survey, Abstract No. 91
John Roark Survey, Abstract No. 39
Walker County, Texas

FINISH FLOOR ELEVATIONS

Finish Floor Elevations shall be a minimum of 12 inches above finished adjacent grade, with the exception of Block No. 1, Lots 24, 25, 34, 35, 42, 43, 44, 45, 62 and 63 which have a specific individual Minimum Finish Floor Elevations ("M.F.F.E.") as shown hereon. The Minimum Finish Floor Elevations shown on this plat are 24 inches above the adjacent Base Flood Elevation ("B.F.E.") for each lot as determined by the Drainage Study for Royal Pine Subdivision prepared by Ryan W. Davis, P.E., License No. 131157 on October 26, 2021 by Benchmark Design Group, LLC. A copy of this report is on file at the Walker County Planning & Development Office.

STATE OF TEXAS:

COUNTY OF WALKER:

This is to certify that the Commissioners' Court of Walker County, Texas has on this the 8th day of November, 2021, approved this plat and subdivision of Royal Pines Subdivision, Walker County, Texas.

Danny Price
County Judge

[Signature]
Commissioner Precinct # 1

[Signature]
Commissioner Precinct # 2

[Signature]
Commissioner Precinct # 3

[Signature]
Commissioner Precinct # 4

OWNER'S STATEMENT:

I, Loren Dickey, Authorized Agent for Waxhaw Premier Properties, LLC do hereby certify that Waxhaw Premier Properties, LLC is the owner/developer of the properties shown hereon and do accept this as its plan for the subdividing into lots and blocks as shown hereon. The road right-of-ways and easements shown hereon shall remain private except for the dedicated right-of-way for Davis Road / Forest Service Road No. 207. There shall be no further subdivision of any lot within this subdivision.

All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of development which are a part of or necessary to the public and private road infrastructure or public and private system of drainage, in addition to all natural flows of water entering onto or crossing the property.

WAXHAW PREMIER PROPERTIES, LLC.

By: *[Signature]*
Loren Dickey, Authorized Agent

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for Smith County, Texas, this the 10th day of November, 2021.

[Signature]
BRIAN GARNER
My Notary ID # 132445371
Expires April 21, 2024

Variations

- On July 19, 2021 during the regular session of the Walker County Commissioners Court under Item No. 11 a Request for Variance to Section 5.2 of the Walker County Subdivision Regulations regarding Minimum Road Frontage for the Royal Pines Subdivision [Plat# 2021-028] was unanimously approved and to be good for a period of 24 months.
- On July 19, 2021 during the regular session of the Walker County Commissioners Court under Item No. 12 a Request for Variance to Section 5.3 of the Walker County Subdivision Regulations regarding Lot Depth for the Royal Pines Subdivision [Plat# 2021-028] was unanimously approved and to be good for a period of 24 months.
- On July 19, 2021 during the regular session of the Walker County Commissioners Court under Item No. 13 a Request for Variance to Section 5.5 of the Walker County Subdivision Regulations regarding Road Minimum Front Slope for the Royal Pines Subdivision [Plat# 2021-028] was unanimously approved and to be good for a period of 24 months.
- On August 16, 2021 during the regular session of the Walker County Commissioners Court under Item No. 25 a Request for Variance to Section 5.8.4 of the Walker County Subdivision Regulations regarding Maximum Length of Dead End Streets for the Royal Pines Subdivision [Plat# 2021-028] was unanimously approved and to be good for a period of 24 months. Said approval is contingent upon and access easement being located between Lots 61 and 62 to Forest Service Road 207 and said access easement to be reflected on the Plat.
- On September 13, 2021 during the regular session of the Walker County Commissioners Court under Item No. 47 a Request for Variance to Section 5.13 of the Walker County Subdivision Regulations regarding Road/Utility Crossing for existing pipelines for the Royal Pines Subdivision [Plat# 2021-028] was unanimously approved and to be good for a period of 24 months. Said approval is contingent upon the developer to provide a letter from the pipeline utility approving the proposed Queen Anne Way road crossing according to the plat and plans.

STATE OF TEXAS:

COUNTY OF WALKER:

"I, Kari French, Clerk of the County Court of Walker County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 30th day of November, 2021, at 8:40 o'clock, A.M., in Cabinet 7, Sheet(s) 115-116 of the Plat Records of Walker County, Texas."

WITNESS MY HAND AND SEAL OF OFFICE, at Walker County, Texas, the day and date last shown above written.

[Signature]
Kari French
Clerk, County Court
Walker County, Texas

[Signature]
Lou Riley
Deputy

SURVEYOR'S STATEMENT:

I, Steven J. Freeman, II, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339, do hereby state that this plat was prepared from an actual survey made on the ground by me under my direction and supervision of the property shown hereon during the month of March 2021. All lot corners shall be set in accordance with Section 232.003 (9) of the Texas Local Government Code upon final platting of each phase.



Steven J. Freeman, II
Registered Professional Land Surveyor
State of Texas No. 6339

ENGINEER'S NOTE STATEMENT:

Based on calculations made from available data, if the impervious cover (structures, driveways, sidewalks, etc) on each lot does not exceed the assumed 4,800 square feet, then no detention on the property will be required. However, if the impervious cover on any of the lots exceeds or surpasses 4,800 square feet then further study will be necessary and possible drainage/detention improvements may be required in accordance with the current Local, State, and Federal regulation, including the Walker County Subdivision Regulations. Local approval or allowance must be given by Walker County in writing prior to alteration of the drainage infrastructure. It is the responsibility of the lot owners to comply with any regulations or limitations noted, and permits issued by Walker County for development do not act as a waiver or variance of the lot owner's responsibility to provide for excess runoff and drainage created by the permitted development.

[Signature]
Ryan W. Davis, P.E.
State of Texas No. 131157



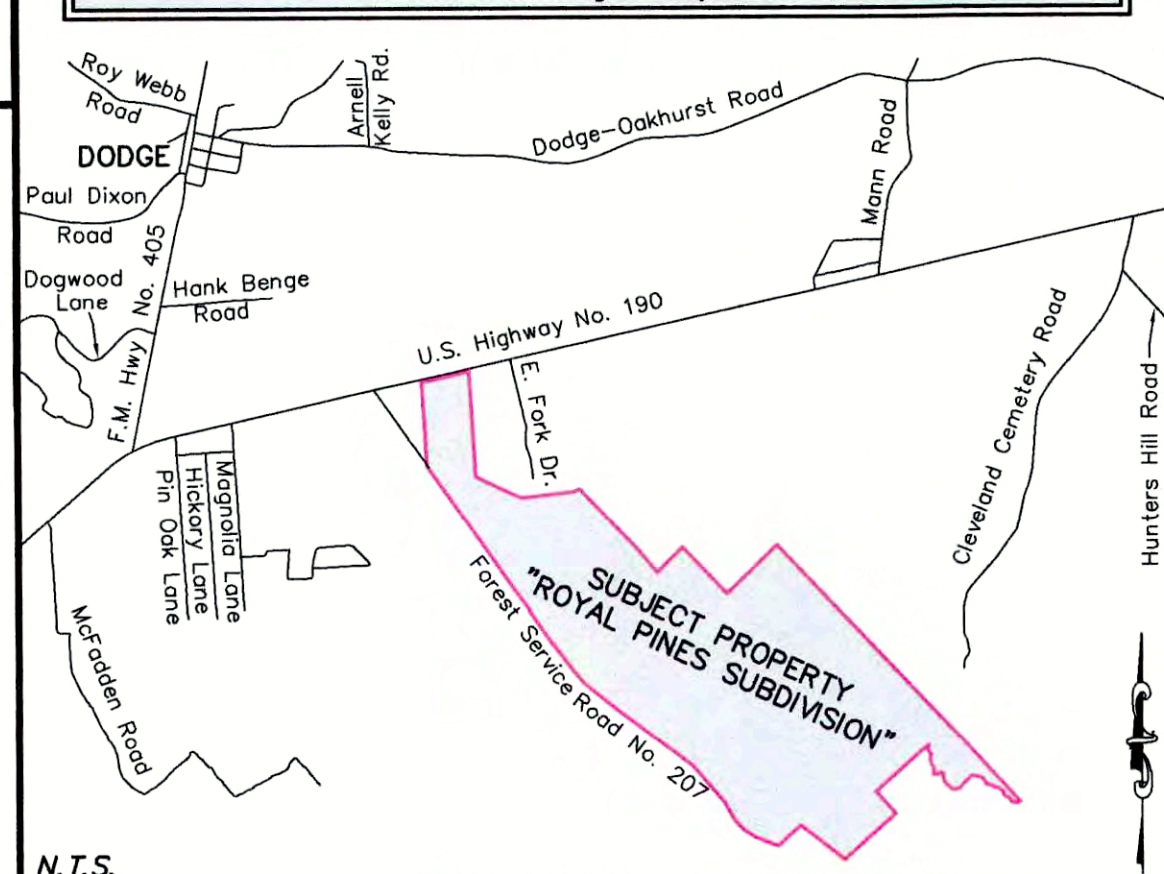
LINE	BEARING	DISTANCE
L1	S 74°57'32" W	102.25
L2	N 71°33'37" W	96.79
L3	N 35°42'32" W	97.81
L4	N 66°06'03" W	71.26
L5	N 49°40'40" W	61.26
L6	N 21°59'55" W	71.87
L7	N 48°17'09" W	95.36
L8	N 72°36'37" W	101.61
L9	N 59°59'48" W	54.29
L10	N 77°48'08" W	128.51
L11	N 26°58'44" W	122.07
L12	N 48°01'05" W	34.63
L13	N 73°41'47" W	213.28
L14	S 68°46'39" W	38.50
L15	S 40°26'09" W	105.92
L16	S 67°59'14" W	29.12
L17	S 43°34'02" W	224.00
L18	S 78°10'04" W	118.92
L19	N 75°47'07" W	28.17
L20	N 50°03'58" W	171.18
L21	N 34°03'50" W	56.22
L22	N 20°05'52" W	64.30
L23	N 11°00'24" W	49.34
L24	N 02°25'30" E	26.97
L25	N 04°19'44" W	29.44
L26	N 47°56'42" W	44.84
L27	N 87°05'53" W	61.39
L28	S 35°06'55" W	33.40
L29	S 55°36'40" W	30.93
L30	N 85°24'31" W	36.88
L31	N 50°39'37" W	26.97
L32	N 09°10'24" W	20.89
L33	N 04°22'55" E	64.53
L34	N 04°00'15" W	54.93
L35	N 36°51'21" W	75.60
L36	N 13°59'21" W	112.82
L37	N 04°49'21" W	37.53
L38	N 07°49'14" E	71.97
L39	N 23°38'36" W	28.69
L40	N 38°36'44" W	84.12
L41	N 01°46'08" W	27.18
L42	N 10°37'37" E	92.72
L43	S 26°47'58" W	88.58
L44	N 26°47'58" E	88.58
L45	N 38°36'23" E	81.25
L46	S 38°36'23" W	81.25
L47	N 38°36'23" E	147.83
L48	S 38°36'23" W	147.83
L49	S 10°48'19" W	97.44
L50	S 18°56'03" W	131.49
L51	S 01°27'08" W	140.86
L52	S 01°30'59" E	161.75
L53	S 21°28'22" W	58.29
L54	S 04°19'51" E	40.43
L55	S 00°00'18" E	160.84
L56	S 04°05'43" E	99.15
L57	S 72°23'25" E	174.56
L58	N 88°03'22" E	134.32
L59	N 83°11'13" E	474.12
L60	S 62°30'51" W	137.41
L61	S 62°30'51" W	5.67
L62	S 62°30'51" W	143.08
L63	S 12°35'31" E	16.42
L64	S 12°35'32" E	46.00
L65	N 12°35'32" W	46.00
L66	N 12°35'32" W	16.15
L67	S 54°40'28" W	30.00

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	358.89	570.58	512.67	S 51°17'00" E	90°50'17"
C2	630.06	21.89	21.89	N 11°35'49" W	1°59'26"
C3	630.06	77.86	77.81	N 07°03'41" W	7°04'50"
C4	570.06	90.25	90.16	S 08°03'24" E	9°04'16"
C5	470.05	334.82	327.78	N 23°55'38" W	40°48'43"
C6	530.05	44.54	44.53	S 05°55'43" E	4°48'53"
C7	530.05	333.02	327.57	S 26°20'04" E	35°59'50"
C8	2970.30	557.05	556.23	N 49°42'21" W	10°44'43"
C9	3030.30	472.27	471.80	S 48°47'53" E	8°53'46"
C10	3030.30	128.74	128.73	S 54°28'47" E	28°03'03"
C11	2970.30	32.06	32.06	N 55°23'16" W	0°57'07"
C12	769.78	498.44	489.78	N 74°14'13" W	37°05'57"
C13	829.78	575.14	563.69	S 75°32'36" E	39°42'46"
C14	770.07	162.50	162.20	S 81°00'54" W	12°05'25"
C15	829.78	79.46	79.43	N 77°42'45" E	5°29'13"
C16	346.84	21.86	21.86	S 80°06'55" W	3°36'43"
C17	286.83	328.13	310.53	S 68°35'09" E	65°32'44"
C18	346.84	200.31	197.54	N 81°32'01" W	33°08'23"
C19	346.84	176.83	174.92	N 50°22'59" W	29°17'39"
C20	335.30	108.07	107.60	N 45°06'09" W	18°28'00"
C21	379.77	127.92	127.32	S 45°04'15" E	19°17'58"
C22	1230.12	33.17	33.17	N 53°33'49" W	1°32'41"
C23	1230.12	215.71	215.43	N 44°58'21" W	10°02'49"
C24	1170.12	203.72	203.46	S 44°56'12" E	9°58'31"
C25	65.01	35.44	35.00	N 06°56'50" E	31°14'06"
C26	65.01	105.19	94.08	N 55°01'39" W	32°42'55"
C27	65.01	105.19	94.08	S 21°15'30" W	32°42'55"
C28	60.01	82.05	75.81	N 69°14'34" E	78°20'39"
C29	60.01	41.26	40.45	N 10°22'16" E	39°23'55"
C30	60.01	59.95	57.49	N 37°57'01" W	57°14'39"
C31	60.01	68.09	64.49	S 80°55'16" W	65°00'46"
C32	60.01	62.84	60.01	S 18°24'53" W	60°00'00"
C33	842.92	111.45	111.37	S 50°50'49" W	7°34'32"
C34	930.09	119.07	118.98	N 50°54'29" E	7°20'05"
C35	60.01	84.19	77.45	N 67°02'47" E	80°23'19"
C36	60.01	82.58	76.45	N 12°42'59" W	79°08'14"
C37	60.01	77.01	71.83	N 89°02'59" W	73°31'45"
C38	60.01	69.98	66.08	S 20°46'36" W	66°49'05"
C39	380.04	232.90	229.28	S 56°09'47" W	35°08'48"
C40	320.03	196.13	193.07	N 56°09'47" E	35°06'48"
C41	470.05	183.69	182.52	S 62°31'28" W	22°23'26"
C42	530.05	207.14	205.83	N 62°31'27" E	22°23'27"
C43	352.48	79.13	78.97	S 45°12'13" W	12°51'48"
C44	430.04	184.11	182.71	N 39°03'51" E	24°31'45"
C45	370.04	79.30	79.15	S 32°56'20" W	12°16'44"
C46	60.01	49.87	48.44	N 62°59'51" E	47°36'54"
C47	60.01	86.59	79.27	N 02°09'15" W	82°40'39"
C48	60.01	89.41	81.37	N 86°10'44" W	85°22'18"
C49	60.01	88.33	80.56	S 08°58'03" W	84°20'09"
C50	870.09	134.66	134.52	S 43°02'24" W	8°52'02"
C51	930.09	143.94	143.80	N 43°02'24" E	8°52'02"
C52	60.01	62.67	59.86	S 17°23'34" W	59°50'18"
C53	60.01	94.39	84.96	N 87°37'26" W	90°07'41"
C54	60.01	94.29	84.89	N 02°27'24" E	90°02'01"
C55	60.01	62.84	60.01	N 77°28'25" E	60°00'00"
C56	1630.16	69.80	69.80	S 08°41'55" E	2°27'12"
C57	1570.16	12.14	12.14	N 07°41'36" W	0°26'35"
C58	1570.16	55.09	55.09	N 08°55'13" W	2°00'37"
C59	60.01	119.98	100.97	S 07°12'20" E	114°33'38"
C60	60.01	47.38	46.16	S 87°06'23" E	45°14'28"
C61	60.01	64.67	61.58	N 39°23'57" E	61°44'52"
C62	60.01	82.12	75.89	N 30°42'00" W	78°27'03"
C63	530.00	113.36	113.15	S 54°32'32" W	12°15'18"
C64	530.00	17.06	17.06	S 61°35'32" W	1°50'40"
C65	470.00	62.52	62.47	S 58°42'13" W	7°37'17"
C66	470.00	53.14	53.11	S 51°39'14" W	6°28'41"
C67	530.00	130.42	130.10	S 55°27'52" W	14°05'58"
C68	470.00	115.66	115.37	S 55°27'52" W	14°05'58"
C69	31.00	13.22	13.12	S 00°22'33" E	24°25'58"
C70	36.00	15.35	15.24	S 00°22'33" E	24°25'58"
C71	36.00	15.35	15.24	S 24°48'30" E	24°25'58"
C72	31.00	13.22	13.12	S 24°48'30" E	24°25'58"
C73	31.00	13.22	13.12	N 00°22'33" W	24°25'58"
C74	36.00	15.35	15.24	N 00°22'33" W	24°25'58"
C75	36.00	15.35	15.24	N 24°48'30" W	24°25'58"
C76	31.00	13.22	13.12	N 24°48'30" W	24°25'58"

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

Vicinity Map



General Notes

- Notice:** Selling a portion of this addition by metes and bounds is a violation of county regulations and state law and is subject to fines and withholding of utilities and building permits.
- Flood Plain Statement:** According to FIRM Map Panel No. 48471C0425D, dated August 16, 2011, the majority of the subject lots shown hereon lie within Zone "X", areas determined to be outside the 0.2% annual chance floodplain and parts of lots 25, 34, 35, 42, 43, 44, 45 and 62 lies within Zone "A", special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood event. A detailed study of the extents of the 1% annual chance flood event was performed by Benchmark Design Group, LLC and said extents are shown hereon for purposes of this development.
- Onsite Sanitary Sewer Facilities:** Each lot will have its own onsite sanitary sewer facilities ("OSSF"), the owner of each lot will be responsible for obtaining all permits and maintenance agreements associated with the OSSF under current TCEQ regulations.
- Water:** All lots will be served by its own private onsite potable water system the owner of each lot will be responsible for obtaining all permits and agreements associated with the operation of the water systems in accordance with the TCEQ regulations.
- Basis of Bearings:** Bearings for this subdivision horizontal & vertical positions were derived from NGS-OPUS processed Static GPS observations on or near the project site, Texas State Plane Coordinate System, North American Datum of 1983, (2011) (EPOCH: 2010.0000), Texas Central Zone (4203), U.S. Survey Feet. Elevations are referenced to the North American Vertical Datum of 1988, (GEOID18), U.S. Survey Feet. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. To adjust bearings to True North rotate by the Convergence Angle of +1°37'49". The Distances and Acreage shown are SURFACE. To adjust to GRID, multiply by a combined scale factor of 0.999900010.
- Utility Easements:** A Fifteen (15) foot wide utility easement will be reserved along all road right-of-ways within this subdivision.
- Drainage Easements:** In general, a "Private Drainage Easement" shall be a minimum of 20 feet in width. All Drainage easements shall be located in such a manner as to be locatable on the ground. Owner is responsible for maintenance of private easements. See Sheets 11 through 16.

PLAT ROYAL PINES SUBDIVISION

(A Private Subdivision)

Being All of a Called 954.03 Acre Tract - Tract 1

Instrument No. 2021-64976

Public Records of Walker County, Texas

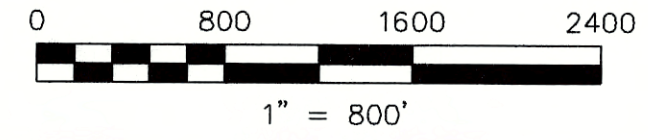
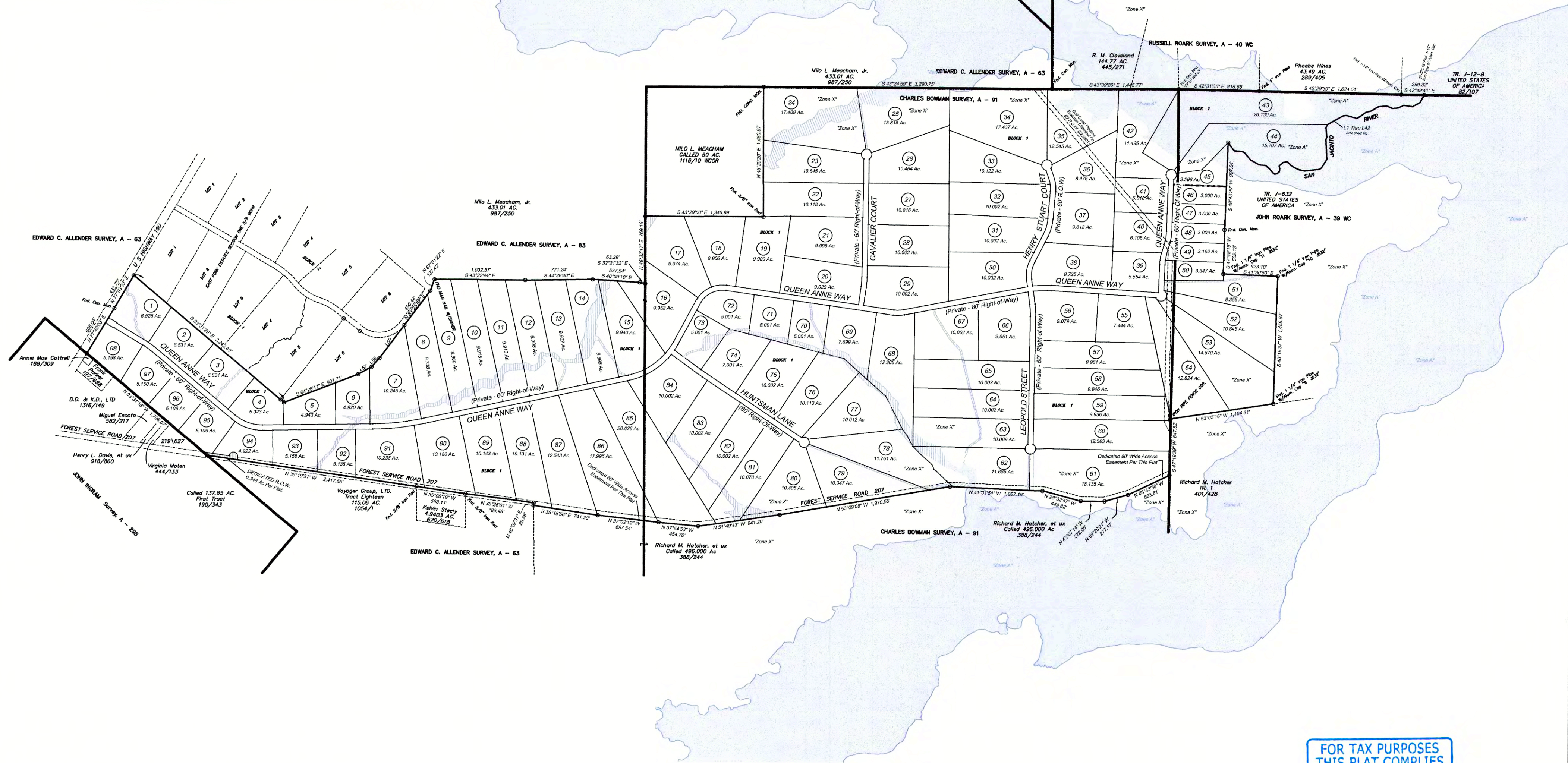
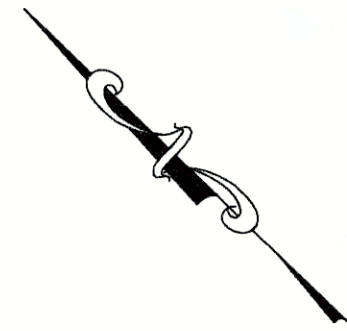
E.C. Allender Survey, Abstract No. 63

Charles Bowman Survey, Abstract No. 91

John Roark Survey, Abstract No. 39

Walker County, Texas

- Legend**
- ⊙ Concrete Monument
 - 1/2" Iron Rod Found
 - 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
 - ▨ Private Drainage Easements
 - ▭ Extents of 1% Annual Chance Flood Event Per Detailed Study



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

DRAWN BY: SJF/BKB/CJZ	APPROVED BY: SJF				
DATE: September 22, 2021	PROJECT NO. 20.0107	11/9	3	Revisions on Dedicated FSR Road	BCG/SJF
DWG. NO.	DWG FILE: 20.0107 PLAT	11/4	2	Revisions per Plan Review 4	SJF/SJF
Field Book 493	SCALE: AS SHOWN	10/21	1	Revisions per Plan Review 3 & Issued Finals	SJF/SJF
		DATE	No.	REVISION DESCRIPTION	BY CK.

OVERALL LAYOUT
SHEET 1 OF 16

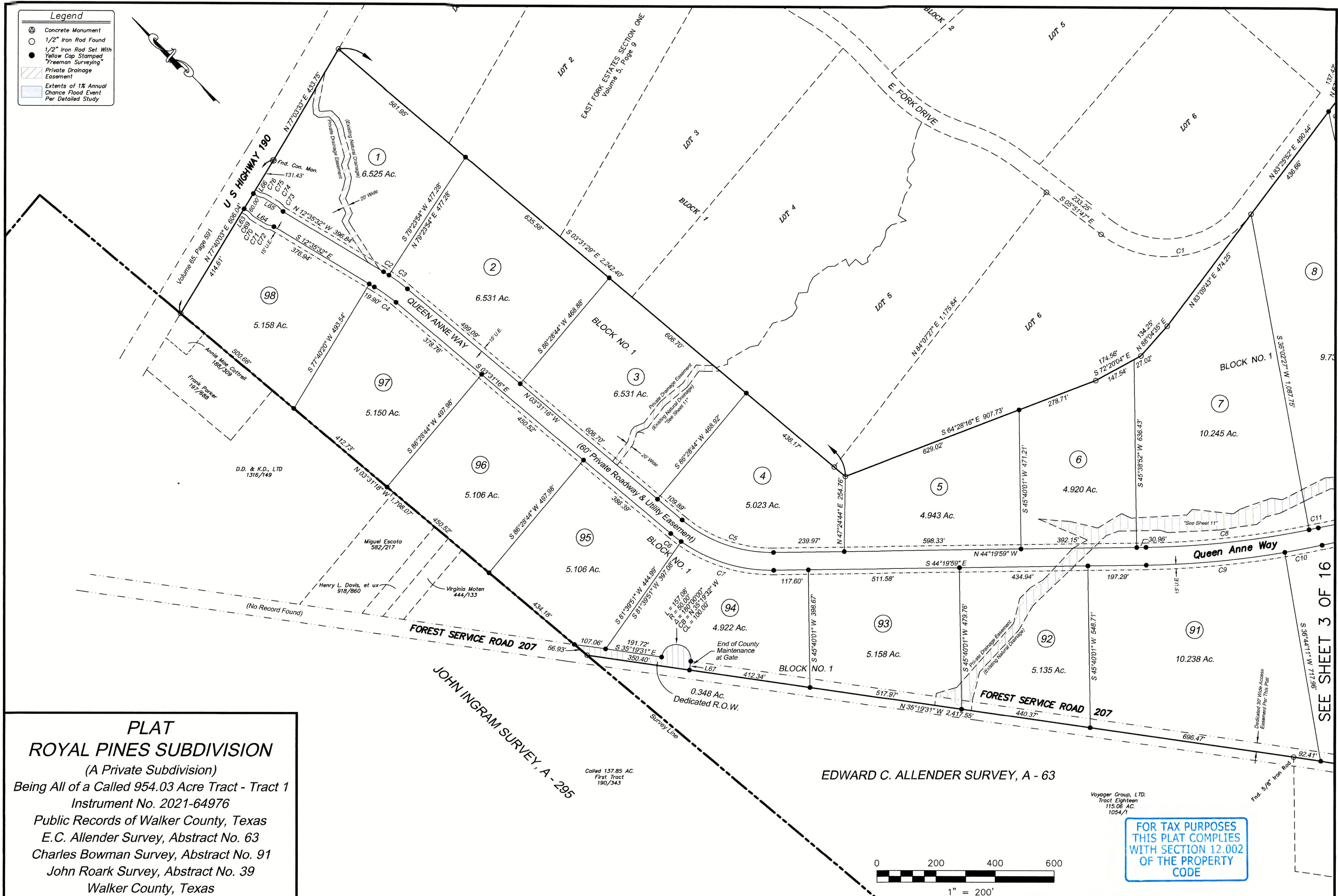
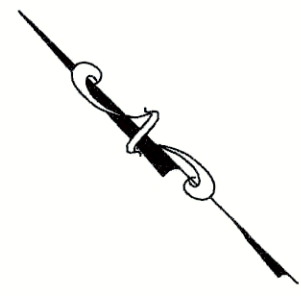
PHYSICAL: 10763 C.R. 127, Ste. D
FLINT, TEXAS 75762
MAILING: P.O. BOX 746
FLINT, TEXAS 75762
VOICE (903) 504-5314
CELL (903) 520-1890

FREEMAN
SURVEYING & MAPPING LLC

T.B.P.E.L.S. FIRM NO. 10194523
www.fsmsurvey.com office@fsmsurvey.com

Legend

- ⊙ Concrete Monument
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
- ▨ Private Drainage Easement
- ▭ Extents of 1% Annual Chance Flood Event Per Detailed Study



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 Walker County, Texas

DRAWN BY: SJF/BKB/CJZ	APPROVED BY: SJF				
DATE: September 22, 2021	PROJECT NO. 20.0107	11/9	3	Revisions on Dedicated FSR Road	BCG SJF
DWG. NO.	DWG FILE: 20.0107 PLAT	11/4	2	Revisions per Plan Review 4	SJF SJF
Field Book 493	SCALE: AS SHOWN	10/26	1	Revisions per Plan Review 3 & Issued Finals	SJF SJF
DATE	No.			REVISION DESCRIPTION	BY CK

SHEET 2 OF 16

PHYSICAL: 10763 C.R. 127, Ste. D
 FLINT, TEXAS 75762
 MAILING: P.O. BOX 746
 FLINT, TEXAS 75762
 VOICE (903) 504-5314
 CELL (903) 520-1890

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

FREEMAN
 SURVEYING & MAPPING LLC

T.B.P.E.L.S. FIRM NO. 10194523
 www.fsmsurvey.com office@fsmsurvey.com

SEE SHEET 3 OF 16

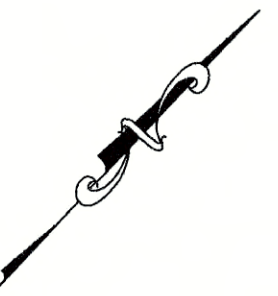
PLAT

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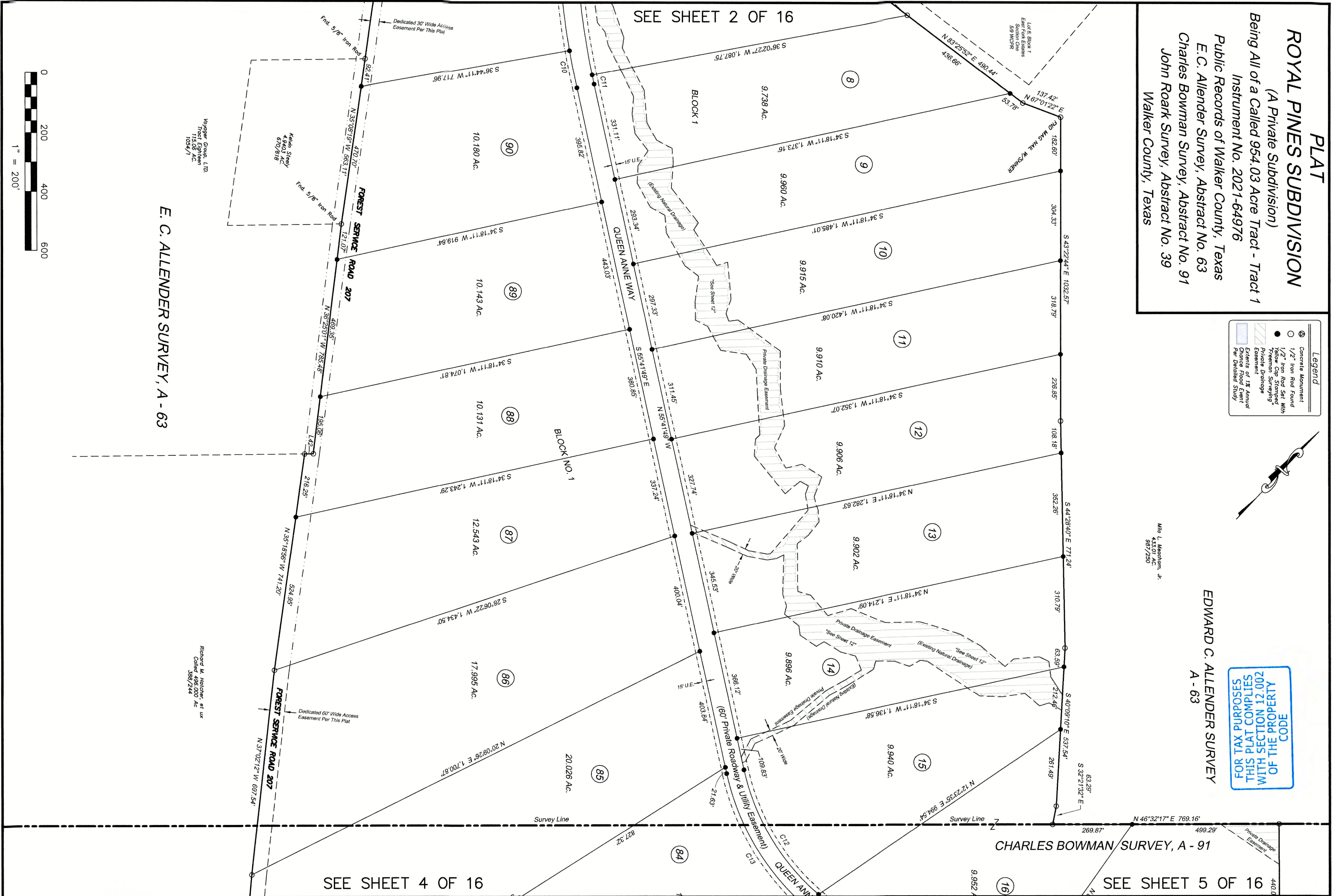
Legend	
	Concrete Monument
	1/2" Iron Rod Set With Yellow Stamping Marker
	Private Drainage Easement
	Extent of 1% Annual Chance Flood Event Per Detailed Study



EDC03
 ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 11/14/2018 BY 60322/UC/LRP

EDWARD C. ALLENDER SURVEY
A - 63

Milo L. Meacham, Jr.
433.01 AC
9877250



DRAWN BY: SJF/BKB/CJZ	APPROVED BY: SJF
DATE: September 22, 2021	PROJECT NO. 20.0107
DWG. NO.	DWG FILE: 20.0107 PLAT
Field Book 493	SCALE: AS SHOWN

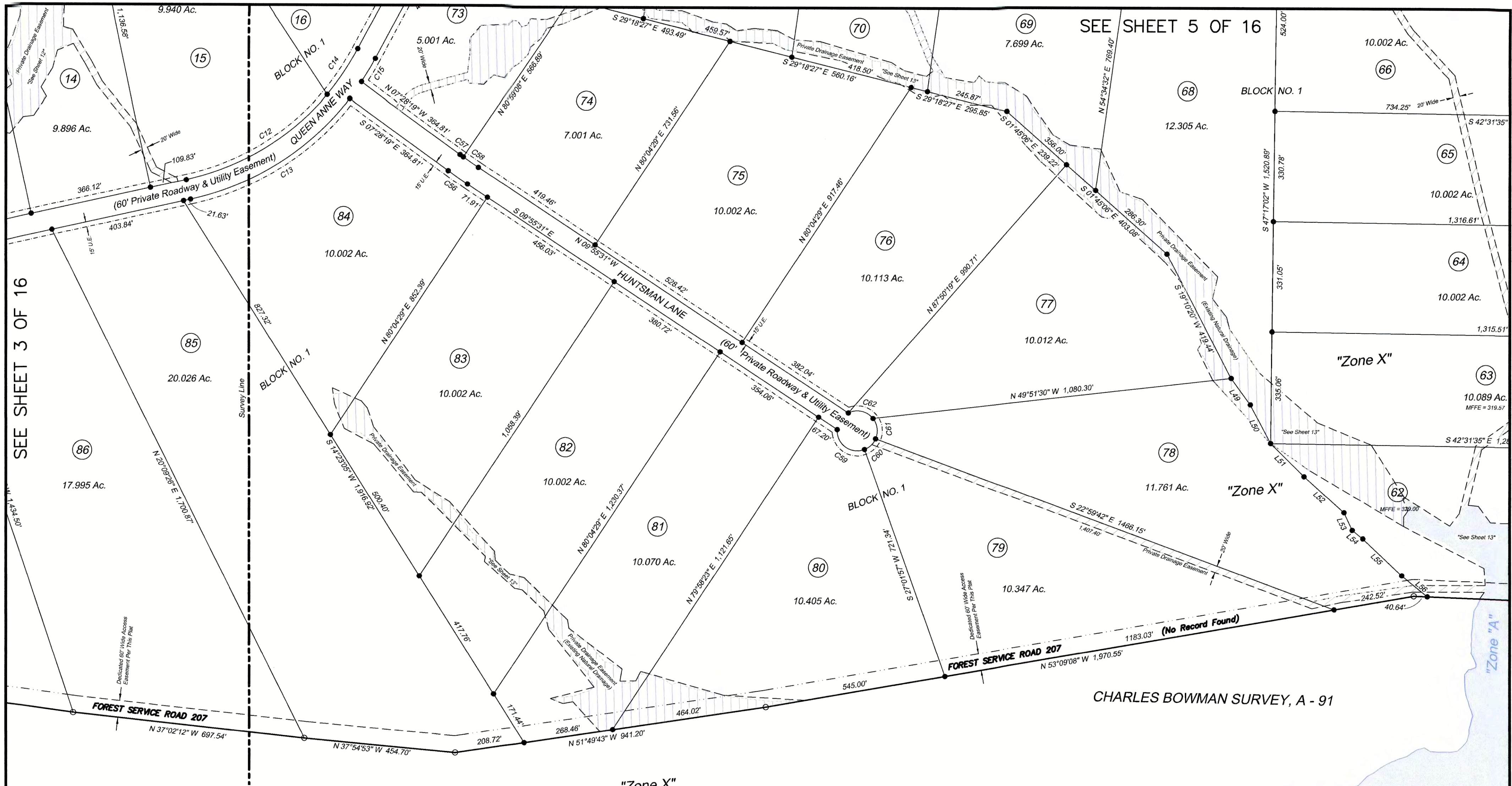
DATE	No.	REVISION DESCRIPTION	BY	CK.
11/9	3	Revisions on Dedicated FSR Road	BCG	SJF
11/4	2	Revisions per Plan Review 4	SJF	SJF
10/26	1	Revisions per Plan Review 3 & Issued Finals	SJF	SJF

SHEET 3 OF 16

PHYSICAL: 10763 C.R. 127, Ste. D
FLINT, TEXAS 75762
 MAILING: P.O. BOX 746
FLINT, TEXAS 75762
 VOICE (903) 504-5314
 CELL (903) 520-1890

FREEMAN
 SURVEYING & MAPPING LLC

T.B.P.E.L.S. FIRM NO. 10194523
 www.fmsurvey.com office@fmsurvey.com



SEE SHEET 3 OF 16

SEE SHEET 5 OF 16

PLAT
ROYAL PINES SUBDIVISION
 (A Private Subdivision)
 Being All of a Called 954.03 Acre Tract - Tract 1
 Instrument No. 2021-64976
 Public Records of Walker County, Texas
 E.C. Allender Survey, Abstract No. 63
 Charles Bowman Survey, Abstract No. 91
 John Roark Survey, Abstract No. 39
 Walker County, Texas

Richard M. Hatcher, et ux
 Called 496,000 Ac
 388/244

Legend

- Concrete Monument
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
- Private Drainage Easement
- Extents of 1% Annual Chance Flood Event Per Detailed Study

0 200 400 600
 1" = 200'

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

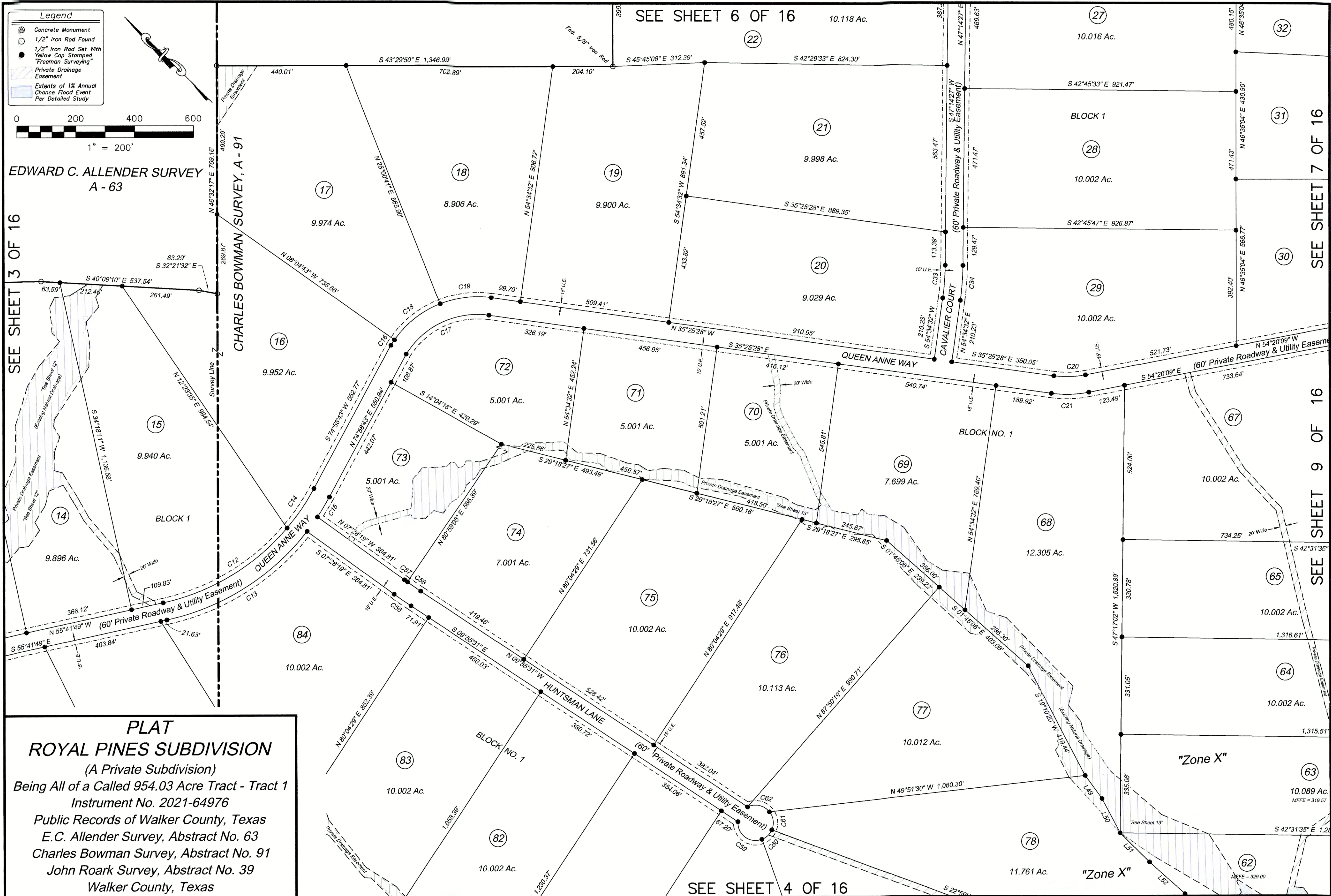
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DWG. NO.	DWG FILE: 20.0107 PLAT	11/4	2	Revisions per Plan Review 4	SJF SJF
Field Book 493	SCALE: AS SHOWN	10/26	1	Revisions per Plan Review 3 & Issued Finals	SJF SJF
DATE	No.			REVISION DESCRIPTION	BY CK.

SHEET 4 OF 16

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 CELL (903) 520-1890

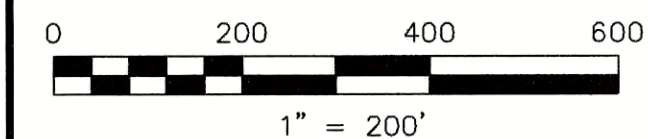
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Legend

- ⊙ Concrete Monument
- 1/2" Iron Rod Found
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- ▨ Extents of 1% Annual Chance Flood Event Per Detailed Study



EDWARD C. ALLENDER SURVEY
A - 63

SEE SHEET 3 OF 16

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ROYAL PINES SUBDIVISION
(A Private Subdivision)
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SEE SHEET 6 OF 16

SEE SHEET 4 OF 16

SHEET 5 OF 16

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PLAT ROYAL PINES SUBDIVISION

(A Private Subdivision)

Being All of a Called 954.03 Acre Tract - Tract 1
Instrument No. 2021-64976

Public Records of Walker County, Texas

E.C. Allender Survey, Abstract No. 63

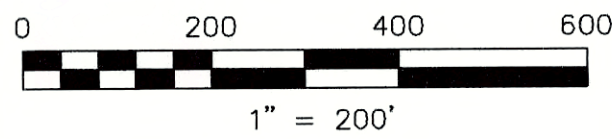
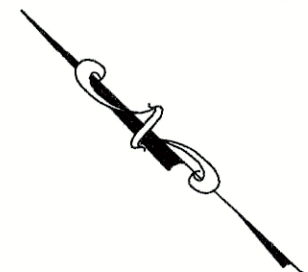
Charles Bowman Survey, Abstract No. 91

John Roark Survey, Abstract No. 39

Walker County, Texas

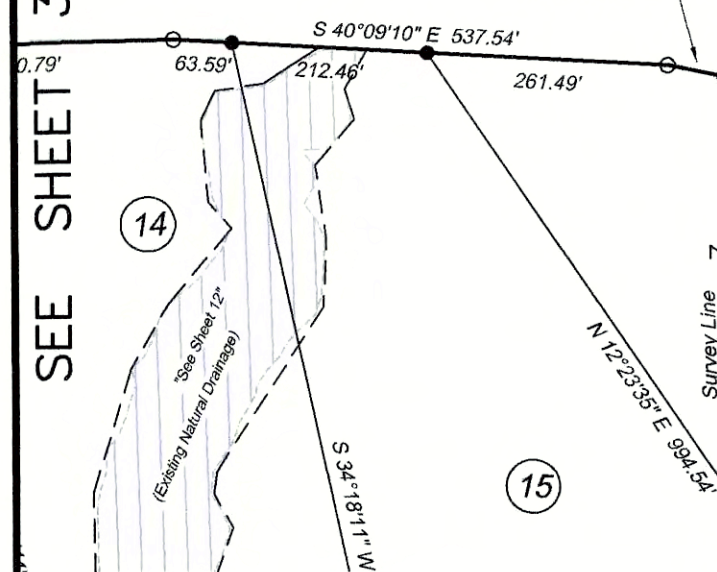
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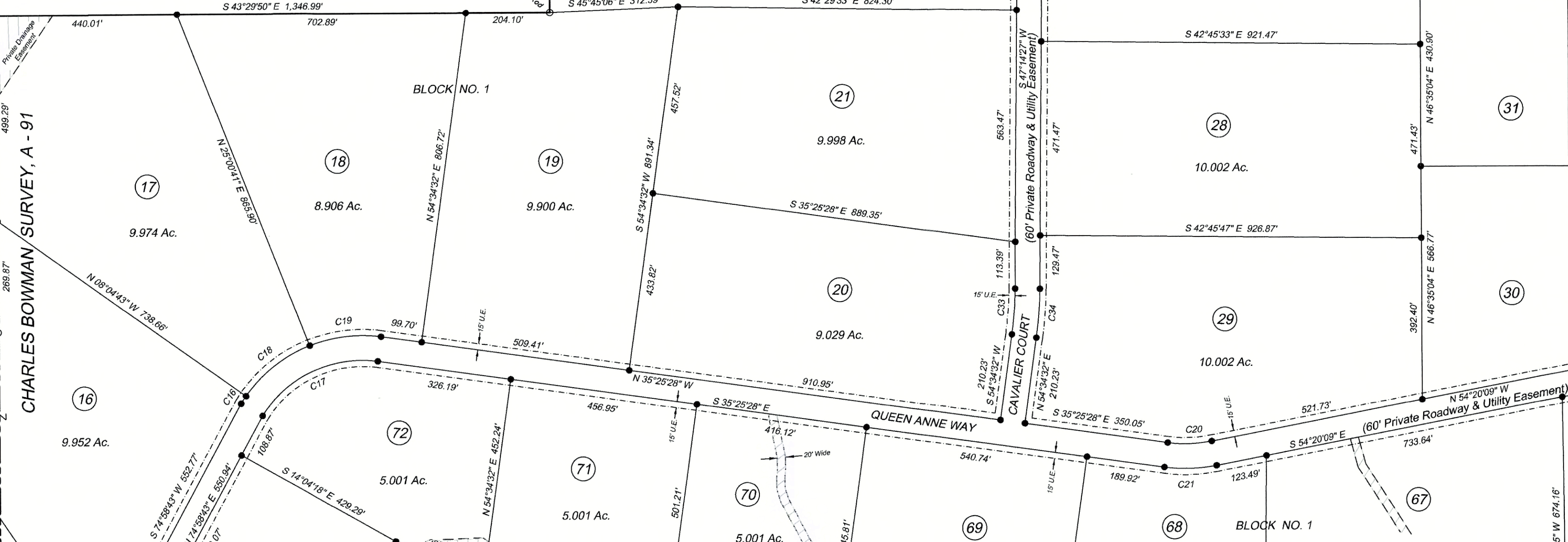


EDWARD C. ALLENDER SURVEY
A - 63

SEE SHEET 3 OF 16



CHARLES BOWMAN SURVEY, A - 91



SEE SHEET 5 OF 16

SEE SHEET 9 OF 16

SEE SHEET 7 OF 16

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DATE: September 22, 2021	PROJECT NO. 20.0107	11/9	3	Revisions on Dedicated FSR Road	BCG SJF
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DATE	No.	REVISION DESCRIPTION		BY	CK.

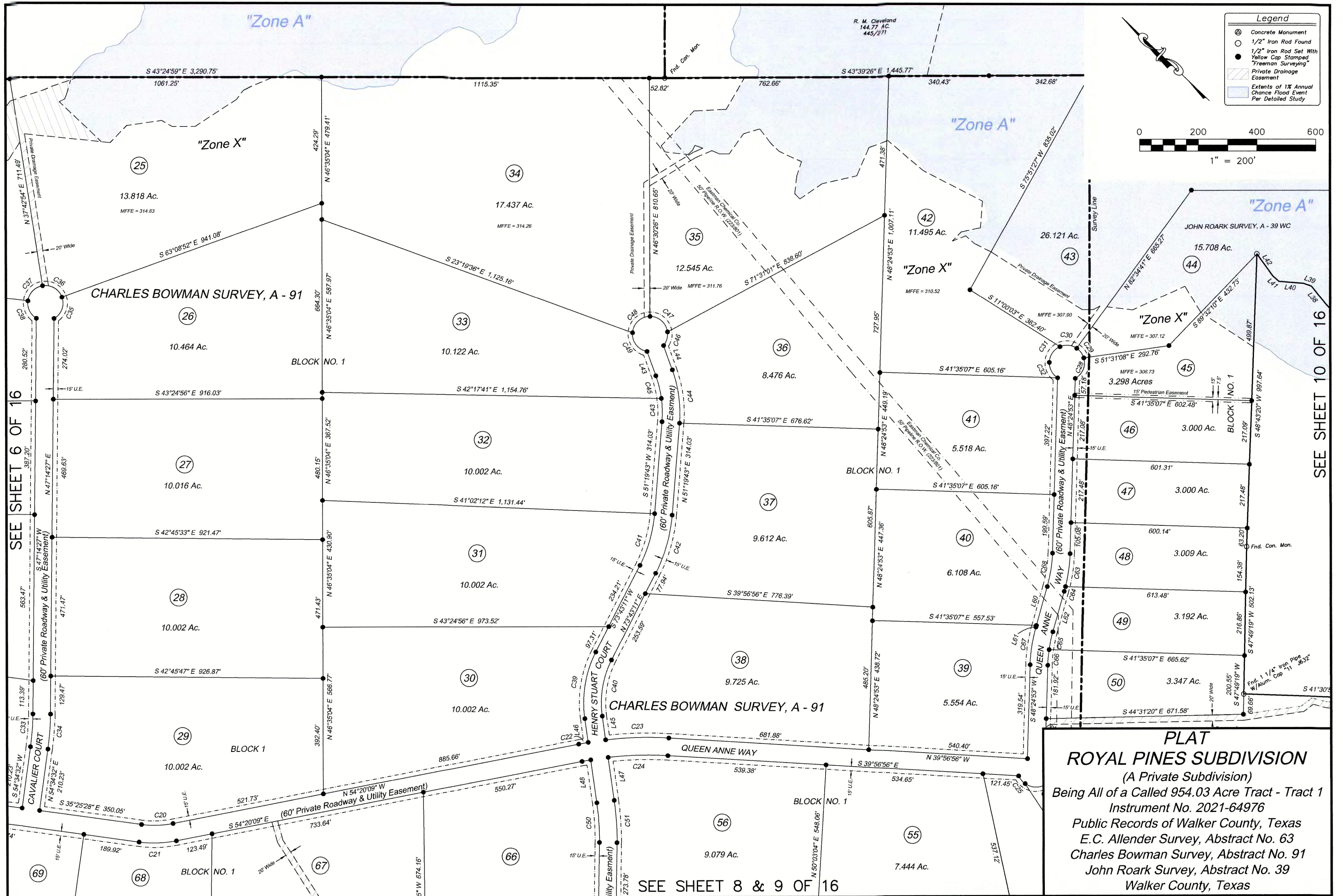
SHEET 6 OF 16

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SEE SHEET 6 OF 16

SEE SHEET 10 OF 16

SEE SHEET 8 & 9 OF 16

PLAT
ROYAL PINES SUBDIVISION
 (A Private Subdivision)
 Being All of a Called 954.03 Acre Tract - Tract 1
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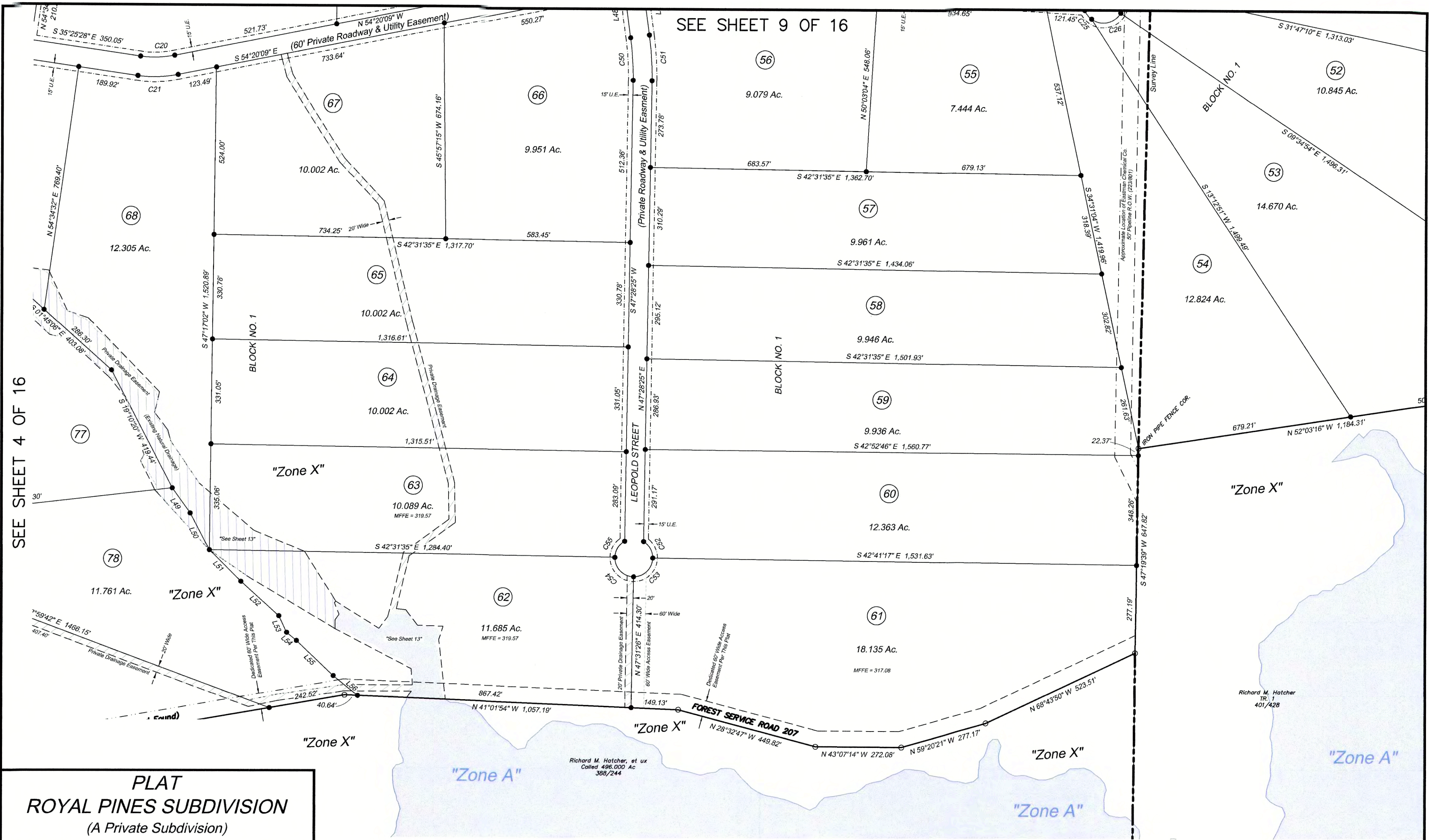
SHEET 7 OF 16

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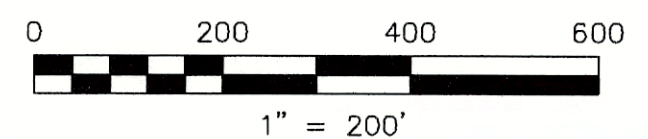


SEE SHEET 9 OF 16

SEE SHEET 4 OF 16

PLAT
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Legend

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- 1/2" Iron Rod Found
- 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
- ▨ Private Drainage Easement
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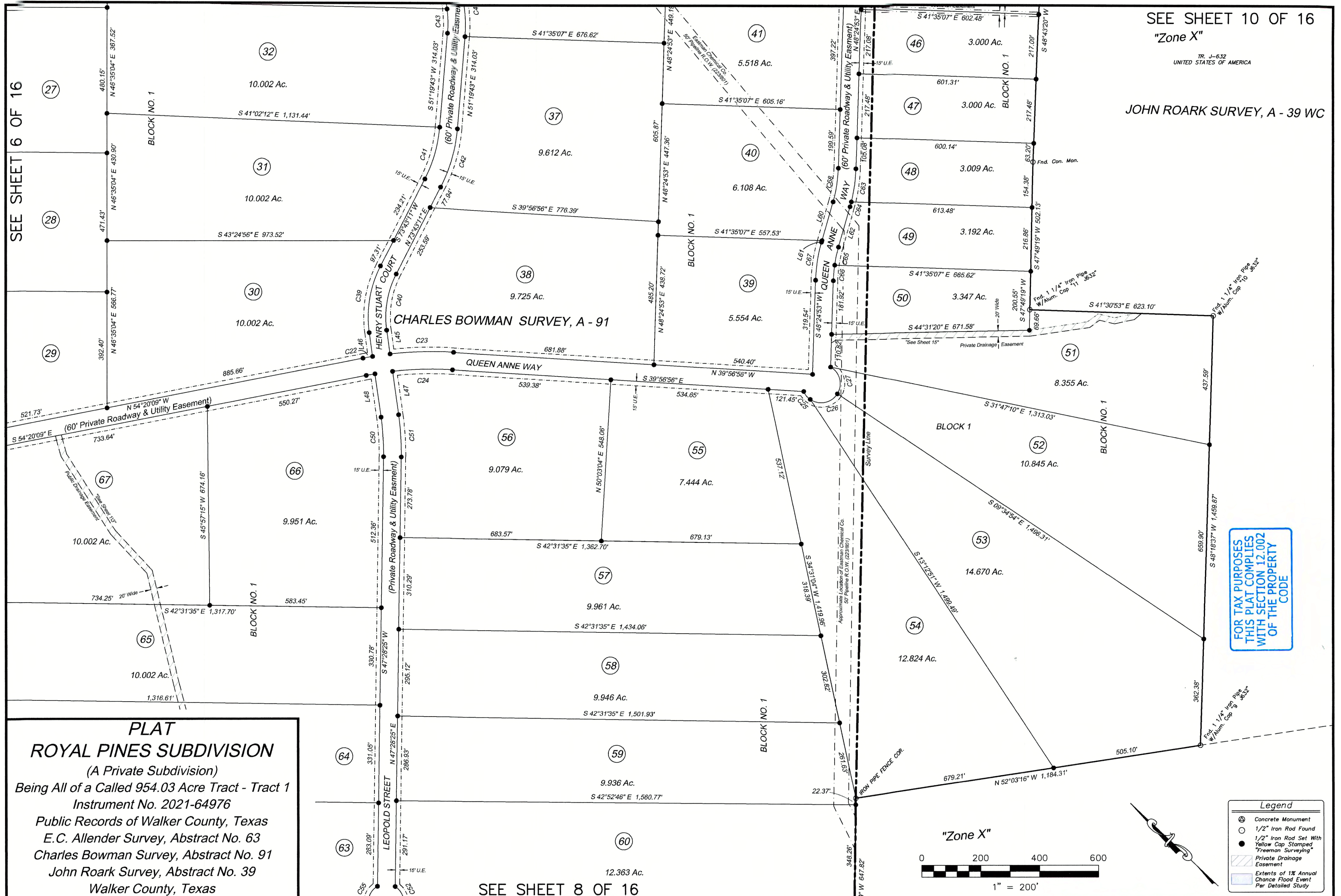
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SHEET 8 OF 16

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SEE SHEET 8 OF 16

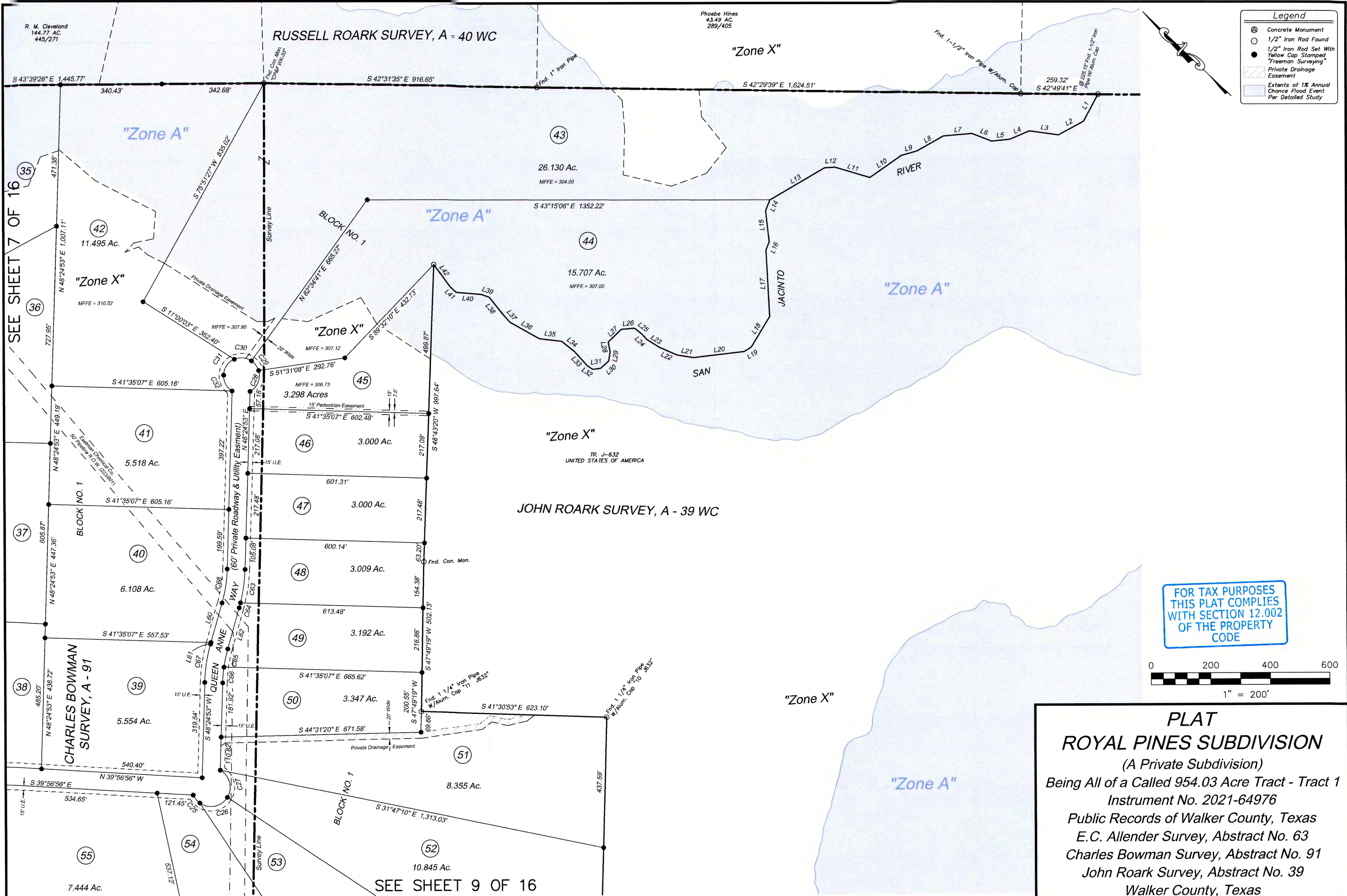
SHEET 9 OF 16

DRAWN BY: SJF/BKB/CJZ	APPROVED BY: SJF				
DATE: September 22, 2021	PROJECT NO. 20.0107	11/9	3	Revisions on Dedicated FSR Road	BCG/SJF
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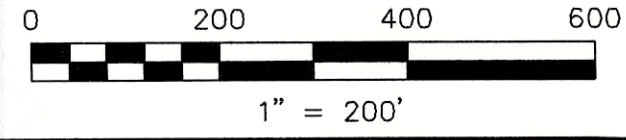
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Legend

- ⊙ Concrete Monument
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
- ▨ Private Drainage Easement
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PLAT
ROYAL PINES SUBDIVISION
(A Private Subdivision)
Being All of a Called 954.03 Acre Tract - Tract 1
Instrument No. 2021-64976
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		DATE	No.	REVISION DESCRIPTION	BY CK.

SHEET 10 OF 16

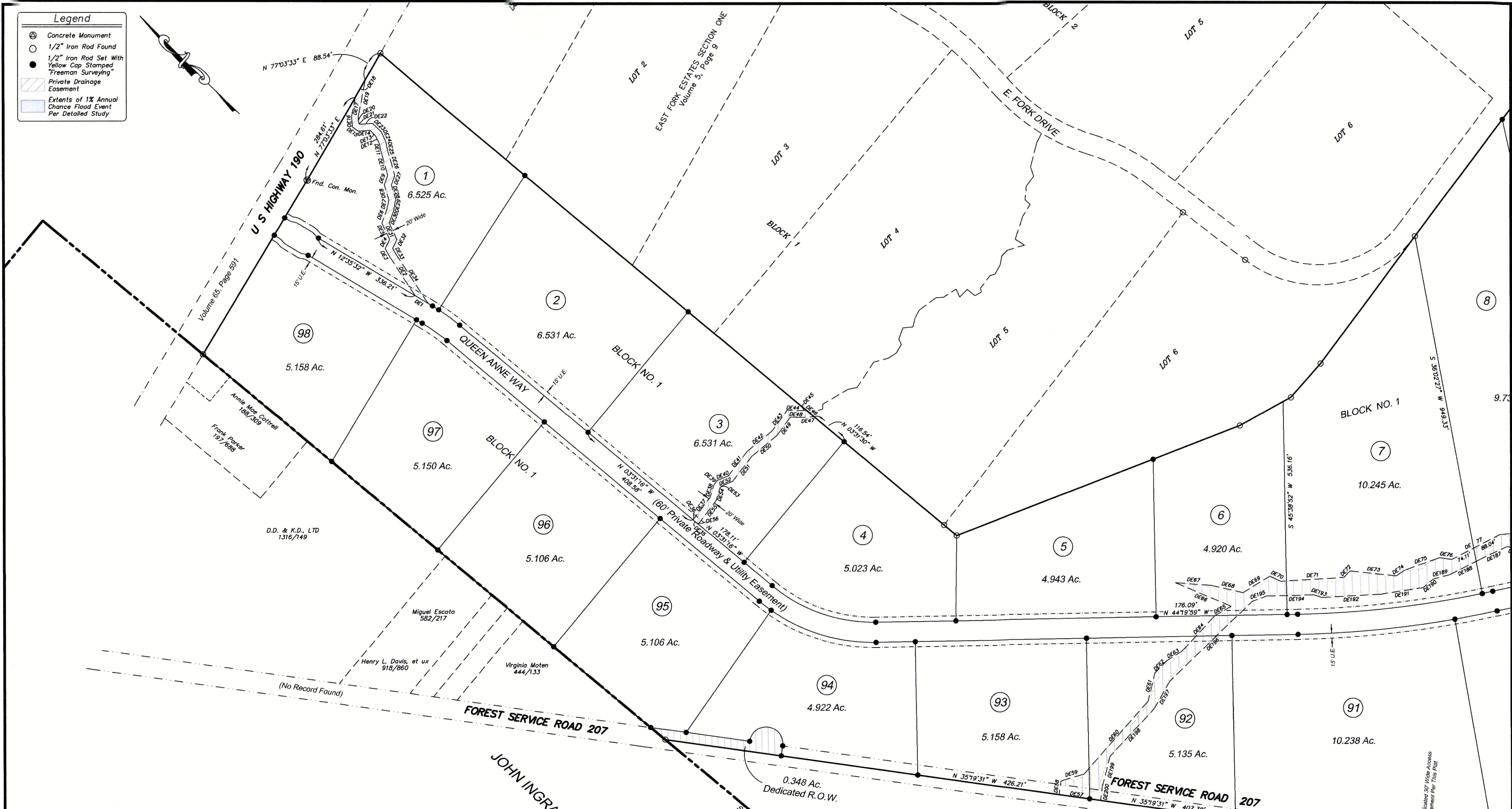
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		DATE	No.	REVISION DESCRIPTION	BY CK.

EDWARD C. ALLENDER SURVEY, A - 63

Called 137.85 AC.
 First Tract
 190/343

JOHN INGRAM SURVEY, A - 295

EDWARD C. ALLENDER SURVEY, A - 63

Voyager Group, LTD.
 Tract Eighteen
 115.06 AC.
 1054/1

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

0 200 400 600
 1" = 200'

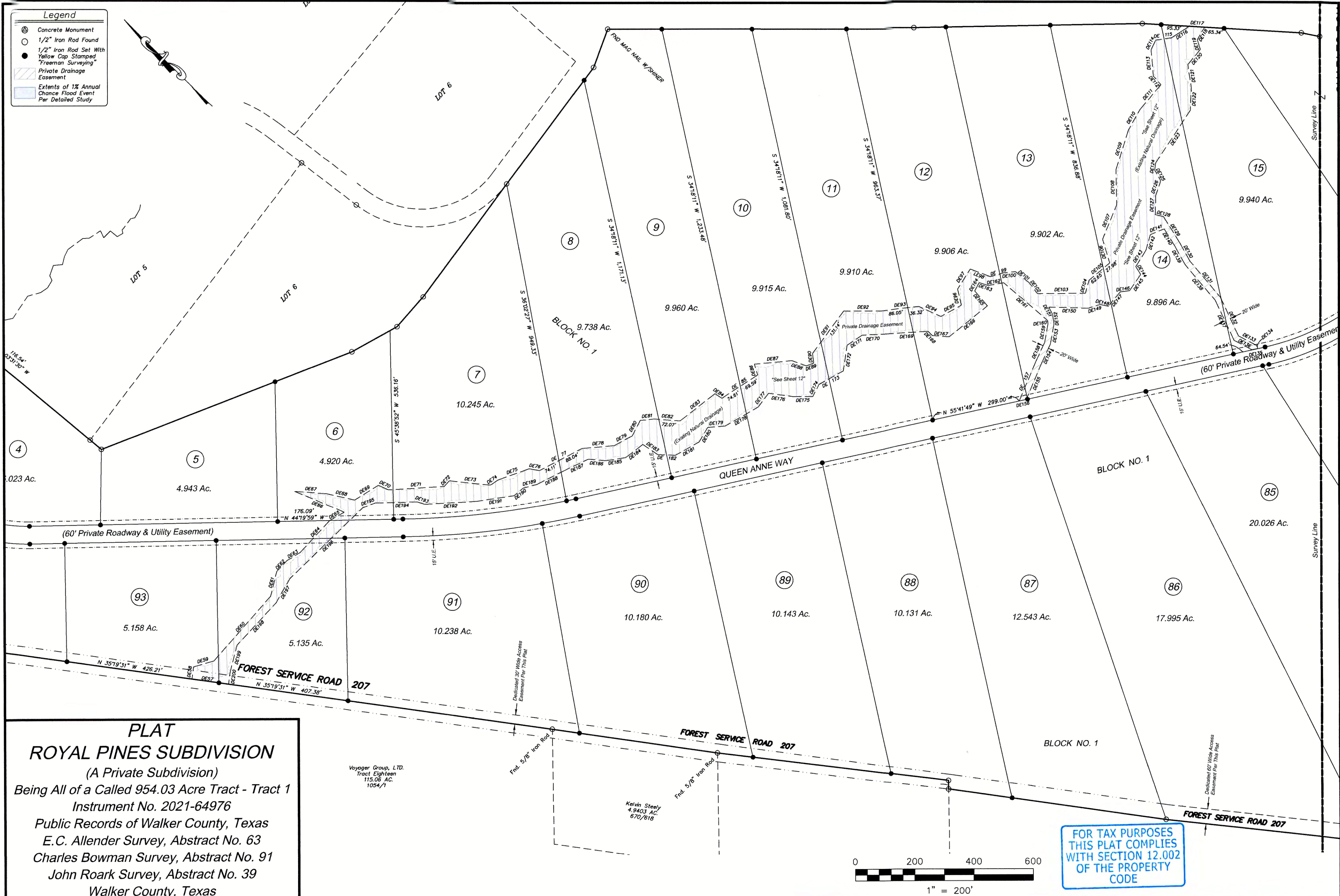
**DRAINAGE EASEMENTS
 SHEET 11 OF 16**

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Voyager Group, LTD.
 Tract Eighteen
 115.06 AC.
 1054/1

Kelvin Stealy
 4.9403 AC.
 670/618

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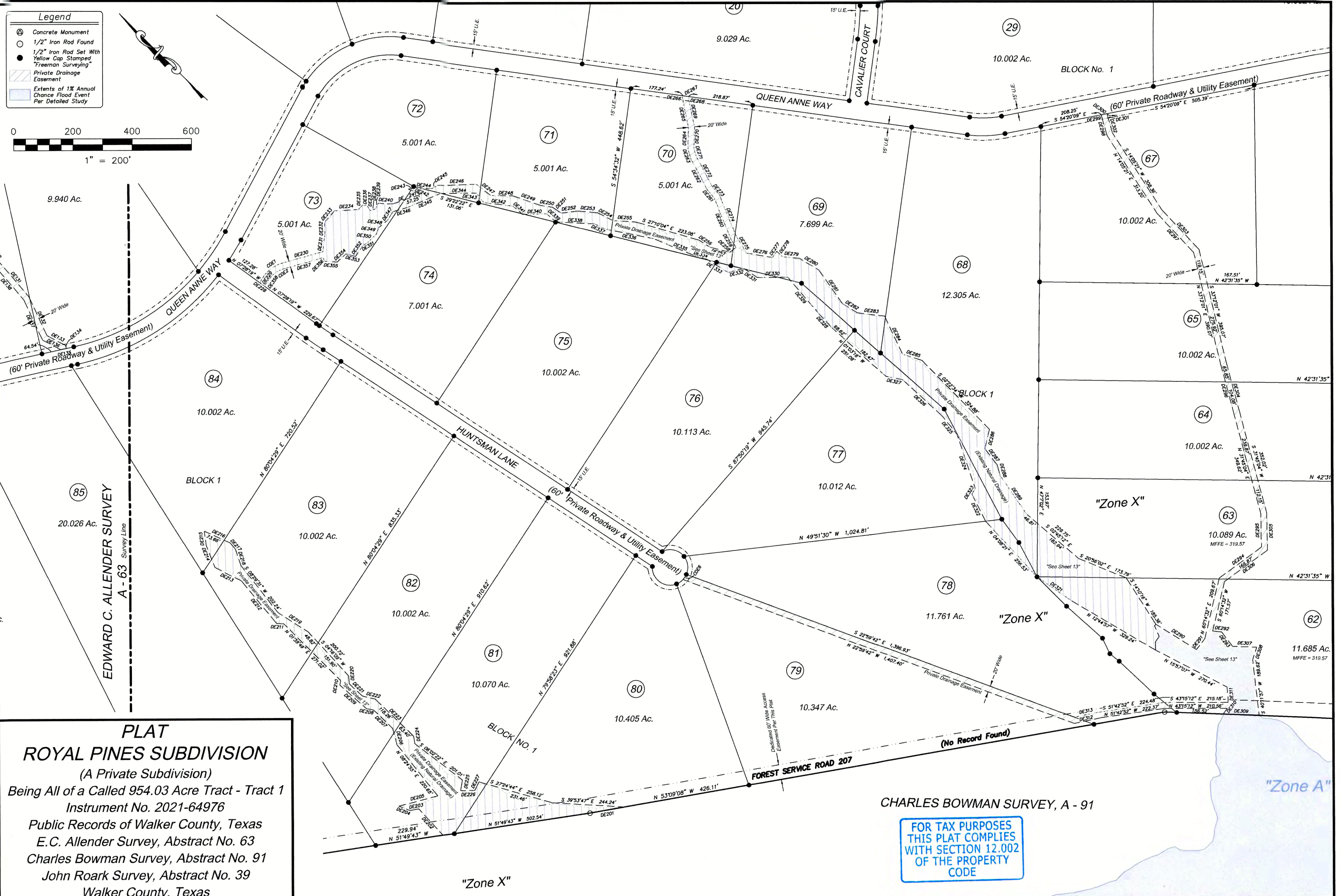
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DRAINAGE EASEMENTS
SHEET 12 OF 16

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DRAINAGE EASEMENTS
SHEET 13 OF 16

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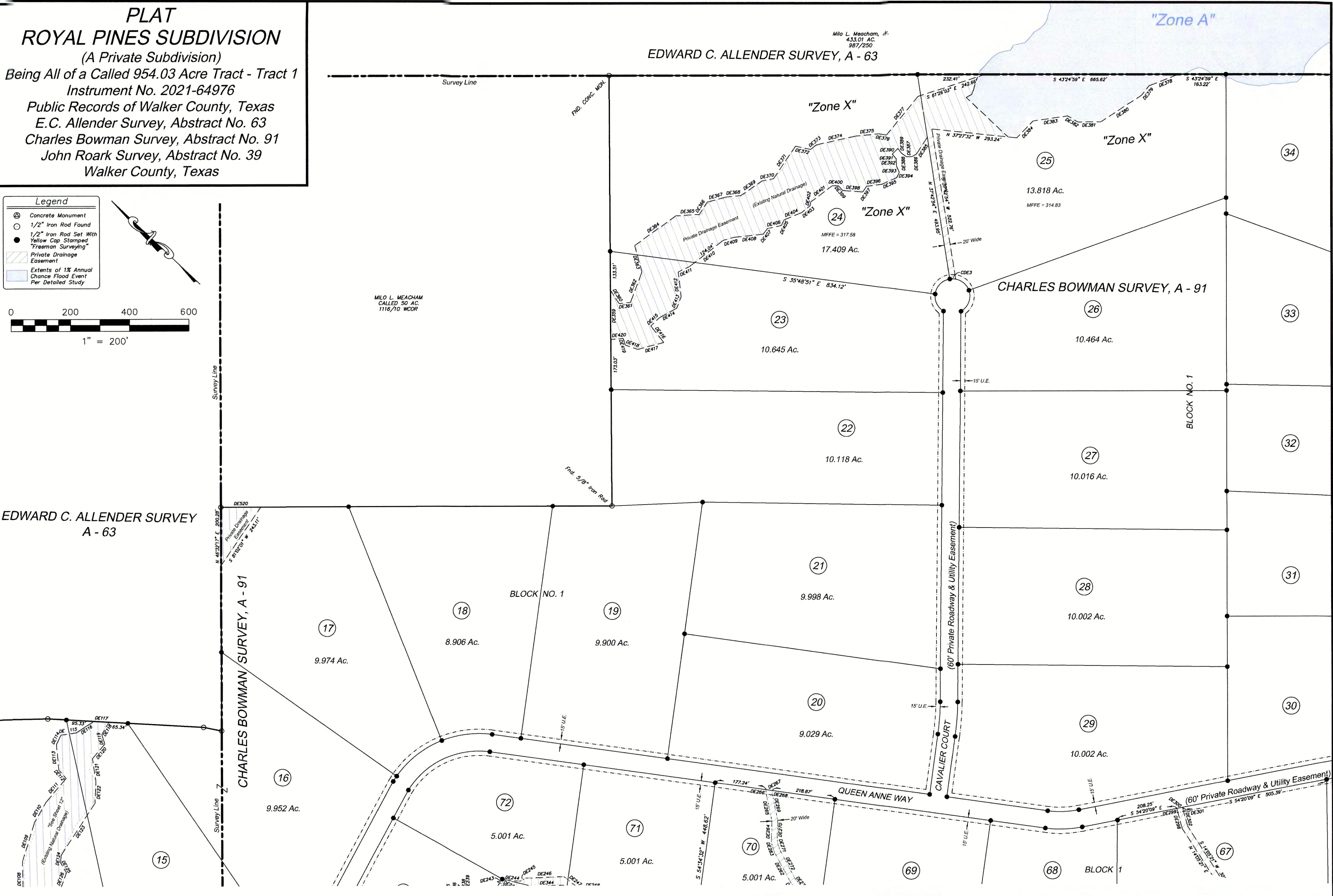
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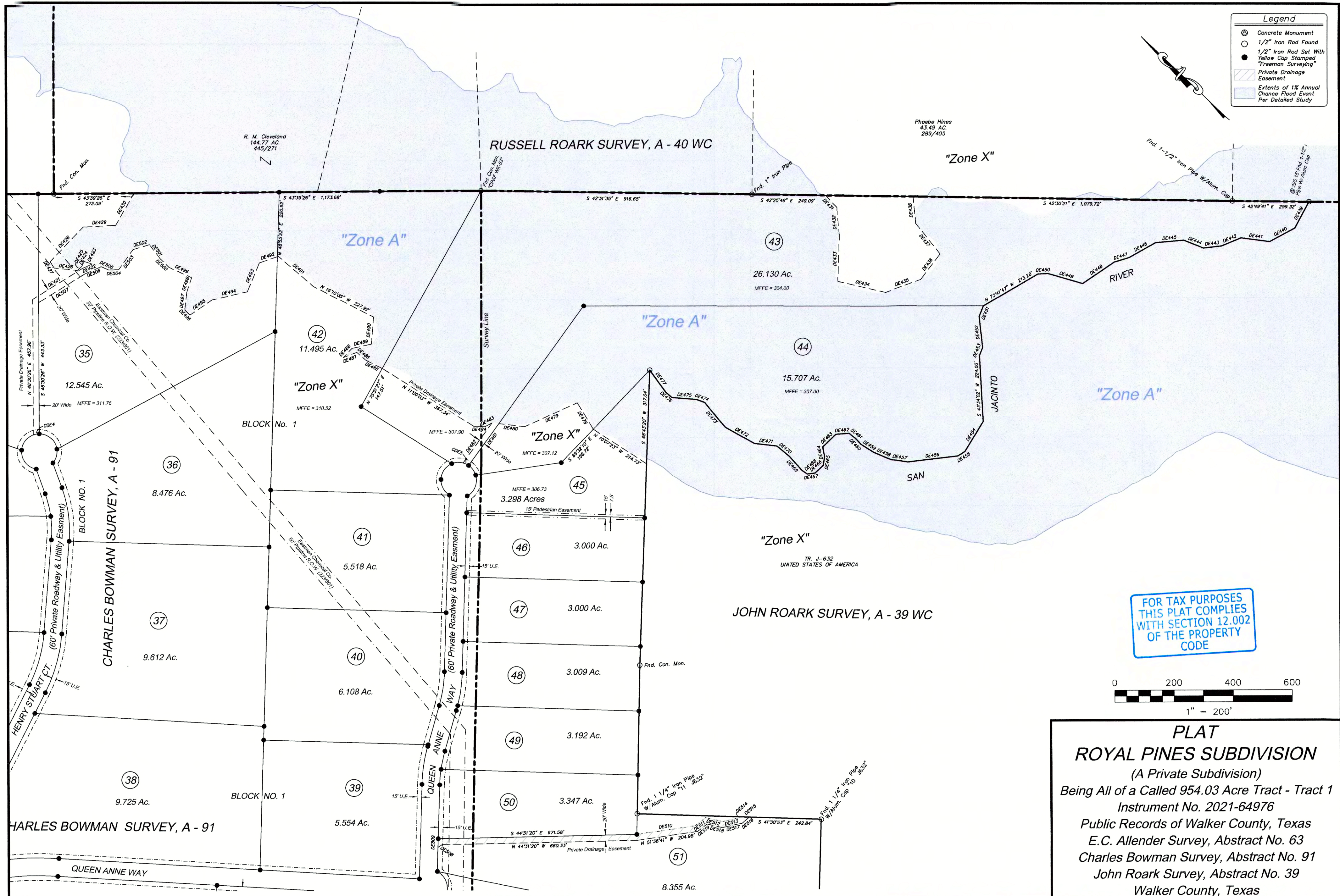
DRAINAGE EASEMENTS SHEET 14 OF 16

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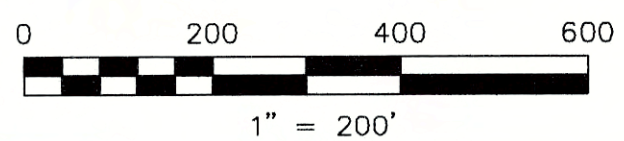
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DRAINAGE EASEMENTS
SHEET 15 OF 16

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LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains line data from DE1 to DE100.

LINE TABLE CONT'D

Table with columns: LINE, BEARING, DISTANCE. Contains line data from DE101 to DE200.

LINE TABLE CONT'D

Table with columns: LINE, BEARING, DISTANCE. Contains line data from DE201 to DE300.

LINE TABLE CONT'D

Table with columns: LINE, BEARING, DISTANCE. Contains line data from DE301 to DE400.

LINE TABLE CONT'D

Table with columns: LINE, BEARING, DISTANCE. Contains line data from DE401 to DE500.

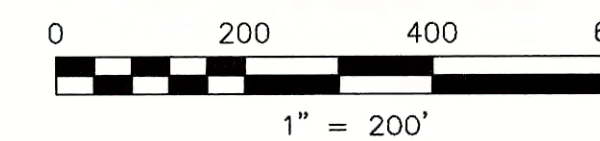
LINE TABLE CONT'D

Table with columns: LINE, BEARING, DISTANCE. Contains line data from DE501 to DE520.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, DELTA ANGLE. Lists curve data for CDE1 through CDE6.

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1" = 200'

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Revision table with columns: DRAWN BY, APPROVED BY, DATE, PROJECT NO., DWG. NO., DWG FILE, SCALE, DATE No., REVISION DESCRIPTION, BY CK.

Freeman Surveying & Mapping LLC logo and contact information: T.B.P.E.L.S. FIRM NO. 10194523, www.fsmsurvey.com, office@fsmsurvey.com

DRAINAGE EASEMENT TABLES SHEET 16 OF 16

PHYSICAL: 10763 C.R. 127, Ste. D FLINT, TEXAS 75762
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