

NOTES:

1. The purpose of this minor plat is to create five lots out of 1 tract.
2. According to FEMA FIRM PANEL No. 48471C0240D, Effective Date of August 16, 2011, this property lies in Zone "X", OTHER AREAS (Areas determined to be outside the 0.2% annual chance floodplain).
3. All monuments set are 1/2" iron rods with orange plastic caps marked "5886".
4. Building Setbacks
Street - 25 Feet
Side - 10 Feet
Rear - 10 feet

Coordinate System, Basis of Bearings and Linear Units

Coordinates and bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.

Distances shown hereon are Geodetic Horizontal; and can be converted to U.S. Survey Feet in "Grid" units by multiplying by a combined scale factor of 0.999896045

CERTIFICATION OF THE PLANNING OFFICER

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

Dated this _____ day of _____, 2020.

Signed _____
Planning Officer

THE STATE OF TEXAS
COUNTY OF WALKER)

This instrument was acknowledged before me on the _____ day of _____, 2020 by _____

Notary Public, State of Texas

APPROVAL OF THE PLANNING COMMISSION
STATE OF TEXAS
COUNTY OF WALKER

This plat has been submitted to and considered by the Planning Commission of the City of Huntsville, Texas, with respect to the platting of land and is hereby approved by the Commission.

Dated this the ____ day of _____, 2020.

Chairperson of the Commission

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, the owner of the property shown on this plat and designated as FINAL PLAT OF ROSENWELL RESURVEY OF LOT 13, BLOCK 4, NORTHGATE MEADOWS SECTION 4, in the City of Huntsville, Walker County, Texas, do hereby dedicate to the use of the public forever all streets, parks utility easements and public places thereon shown for the purpose and consideration therein expressed.

Authorized Representative
TRIPLE T S LTD, Owner

I, Xavier Sandoval, do hereby certify that this plat represents a survey made on the ground under my supervision and that the dimensions of the tract and lots were checked and that no overages or shortages were found. There are no visible encroachments on the property except as shown hereon.



REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5886, STATE OF TEXAS

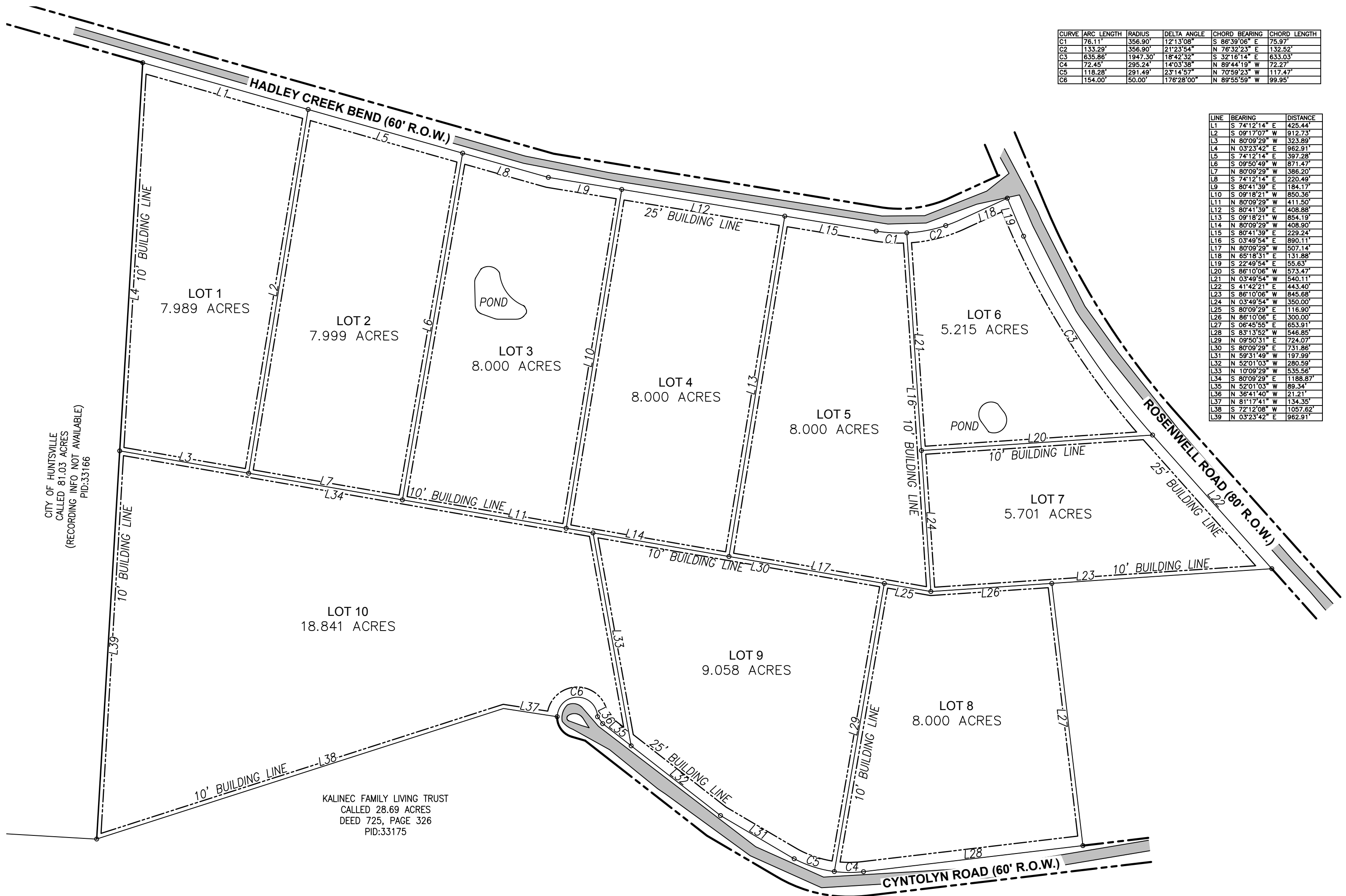
CERTIFICATION OF THE CITY ENGINEER

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

Dated this _____ day of _____, 2020.

Signed _____
City Engineer

A FINAL PLAT
ROSENWELL RESURVEY OF LOT 13, BLOCK 4, NORTHGATE MEADOWS SECTION 4
A RESUBDIVISION OF
86.803 ACRES OF LAND IN
LOT 13, BLOCK 4, NORTHGATE MEADOWS, SECTION 4
WALKER COUNTY, TEXAS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.11	356.90	121°3'08"	S 86°39'06" E 75.97'	
C2	133.29'	356.90'	21°23'54"	N 76°32'23" E 132.52'	
C3	635.86'	1847.30'	18°42'32"	S 32°16'14" E 633.03'	
C4	72.45'	295.24'	14°03'56"	N 89°44'19" W 72.27'	
C5	118.28'	291.49'	23°14'57"	N 70°59'23" W 117.47'	
C6	154.00'	50.00'	176°28'00"	N 89°55'59" W 99.95'	

LINE	BEARING	DISTANCE
L1	S 74°12'14" E	425.44'
L2	S 09°17'07" W	912.73'
L3	N 80°09'29" W	323.89'
L4	N 03°23'42" E	962.91'
L5	S 74°12'14" E	397.28'
L6	S 09°17'07" W	871.47'
L7	N 80°09'29" W	386.20'
L8	S 74°12'14" E	220.49'
L9	S 80°41'39" E	184.17'
L10	S 09°18'21" W	854.19'
L11	N 80°09'29" W	411.50'
L12	S 80°41'39" E	408.88'
L13	S 09°18'21" W	854.19'
L14	N 80°09'29" W	408.90'
L15	S 80°41'39" E	229.24'
L16	S 03°49'54" E	660.11'
L17	N 80°09'29" W	597.14'
L18	N 65°18'31" E	131.88'
L19	S 22°49'54" E	55.63'
L20	S 06°43'50" E	573.47'
L21	N 03°49'54" W	540.11'
L22	S 41°42'21" E	443.40'
L23	S 06°10'09" W	845.68'
L24	N 03°49'54" W	350.00'
L25	S 80°09'29" E	116.90'
L26	N 86°10'08" E	300.00'
L27	S 06°43'50" E	653.91'
L28	S 83°13'52" W	546.85'
L29	N 09°50'31" E	724.07'
L30	S 80°09'29" E	731.86'
L31	N 59°31'49" W	197.99'
L32	N 52°01'03" W	280.59'
L33	N 1°09'29" W	533.58'
L34	S 80°09'29" E	1198.87'
L35	N 52°01'03" W	89.34'
L36	N 36°41'40" W	21.21'
L37	N 81°17'41" W	134.35'
L38	S 72°12'08" W	1057.82'
L39	N 03°23'42" E	962.91'

CITY OF HUNTSVILLE
CALLED 81.03 ACRES
(RECORDING INFO NOT AVAILABLE)
PID:33166

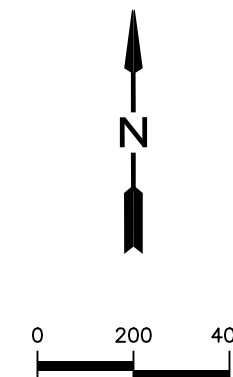
KALINEC FAMILY LIVING TRUST
CALLED 28.69 ACRES
DEED 725, PAGE 326
PID:33175

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF WALKER

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authorization was filed for record in my office this _____ day of _____, 2020 in Volume _____ Page _____, Plat Records of Walker County.

Walker County, Texas, County Clerk

By _____
Deputy



FINAL PLAT OF		
ROSENWELL RESURVEY OF LOT 13 BLOCK 4, NORTHGATE MEADOWS SECTION 4 HUNTSVILLE, TX, 77320 WALKER COUNTY, TEXAS		
DRAWN BY: GC3	DATE: 12/07/2020	 Campbell Land Services 303 South Madison St. Madisonville, TX 77864 Office: 936.241.5020 Land Surveyors & Right of Way Professionals www.clslandservices.com Xavier D. Sandoval, RPLS xds@texas-surveyor.com Mobile: 210.718.7189
APPROVED:	DATE:	
XDS	12/07/2020	
SCALE: 1 : 200	PROJECT NO.: 2020-132	