



SYMBOL LEGEND

- P - Overhead Power Line
- G - Guy Wire
- W - Wood Fence
- XXX - Wrought Iron Fence
- X - Chainlink Fence
- X - Wire Fence
- H - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- V - Water Valve
- M - Water Meter
- C - Set from Road w/TPS Cap
- O - Fnd from Road

**BOUNDARY & IMPROVEMENT SURVEY**

Surveyor has relied on information provided by  
 Stewart Title Guaranty Company  
 G F No 2026466  
 Effective date: January 12, 2020

- The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment.
- Those as per item 1, Schedule B, of the said Title Commitment.
  - A right of way and easement granted to Texas Eastern Transmission Corporation as reflected by instrument recorded in Volume 129, Page 44 of the Deed Records of Walker County, Texas, and as reflected by the recorded plat. (Does not affect)
  - An easement 15 feet wide along the front property line, and an aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as shown on the recorded plat.
  - Easement along the front property lines granted to San Bernard Electric Cooperative, Inc. dated June 18, 1984, recorded in Volume 372, Page 520 Deed Records of Walker County, Texas
  - Building Line 50 feet wide along the front property line as shown on the recorded plat.

**TEXAS PROFESSIONAL SURVEYING, P.C.**

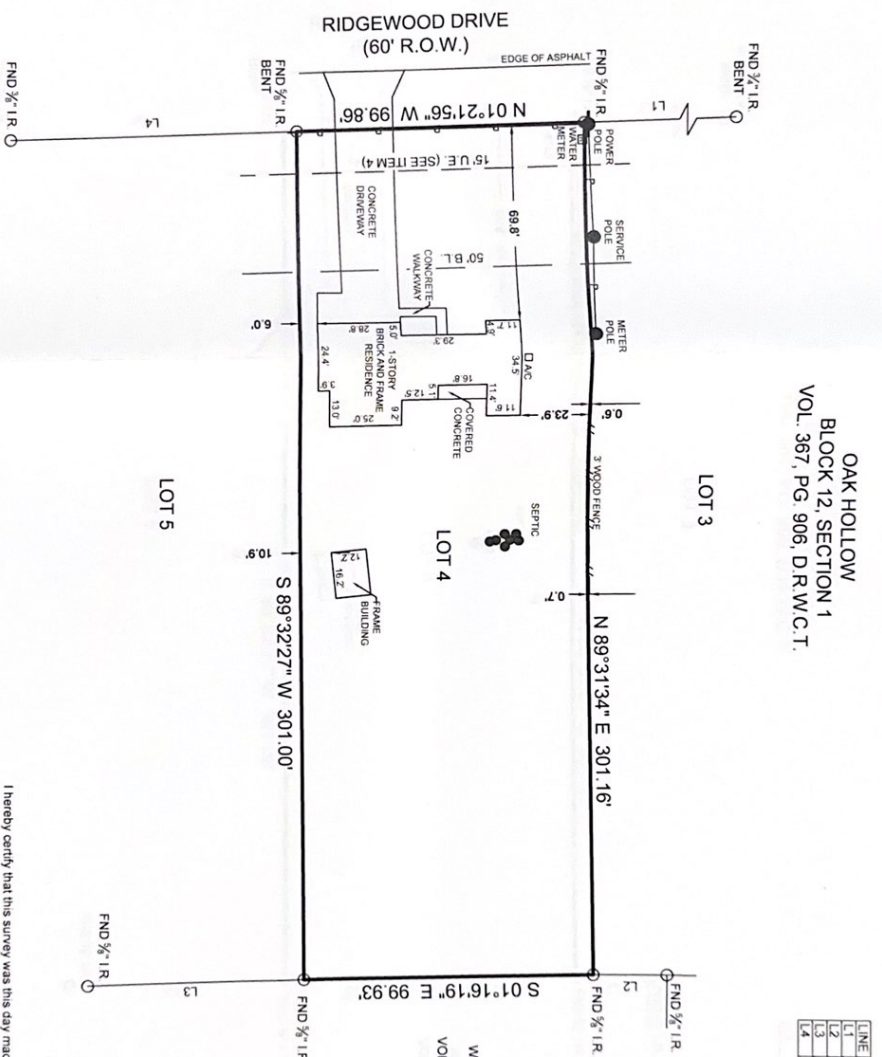
3032 N. BRADZIEHS RIVER, SUITE 100, WALKER, TX 77383  
 PH (936) 756-3447 FAX (936) 756-7448  
 WWW.SURVEYINGTEXAS.COM  
 FIRM REGISTRATION NO. 10083440

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No 48473C010DE Having an effective date 02/18/2009

Job No. S288-340  
 Scale 1"=40'  
 Date 02/07/2020  
 Drawn By GD  
 Field Crew VL  
 Revised \_\_\_\_\_

Purchaser: Jacob R Wendel  
 Address: 2733 Ridgewood Drive Magnolia, TX 77355  
 Lot 4 Block 12 Section 1 A 232  
 Survey Thomas Ong  
 Area  
 Subdivision Oak Hollow  
 Volume 367 Page 935 Deed Records  
 Walker County, Texas

Base of Bearings: Based on recorded plat \_\_\_\_\_



OAK HOLLOW  
 BLOCK 12, SECTION 1  
 VOL. 367, PG. 906, D.R.W.C.T.

LINE	BEARING	DISTANCE
L1	N 01°16'53" W	299.80'
L2	N 00°24'45" W	25.25'
L3	S 01°37'12" E	175.13'
L4	S 01°34'40" E	99.75'

LOT 33 BLOCK 2  
 WALNUT CREEK ESTATES  
 SECTION 1  
 VOL. 483 PG. 313 D.R.W.C.T.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of this survey and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Nicomides R. Marina Torres  
 Registered Professional Land Surveyor No. 6635