

SCALE: 1" = 20'

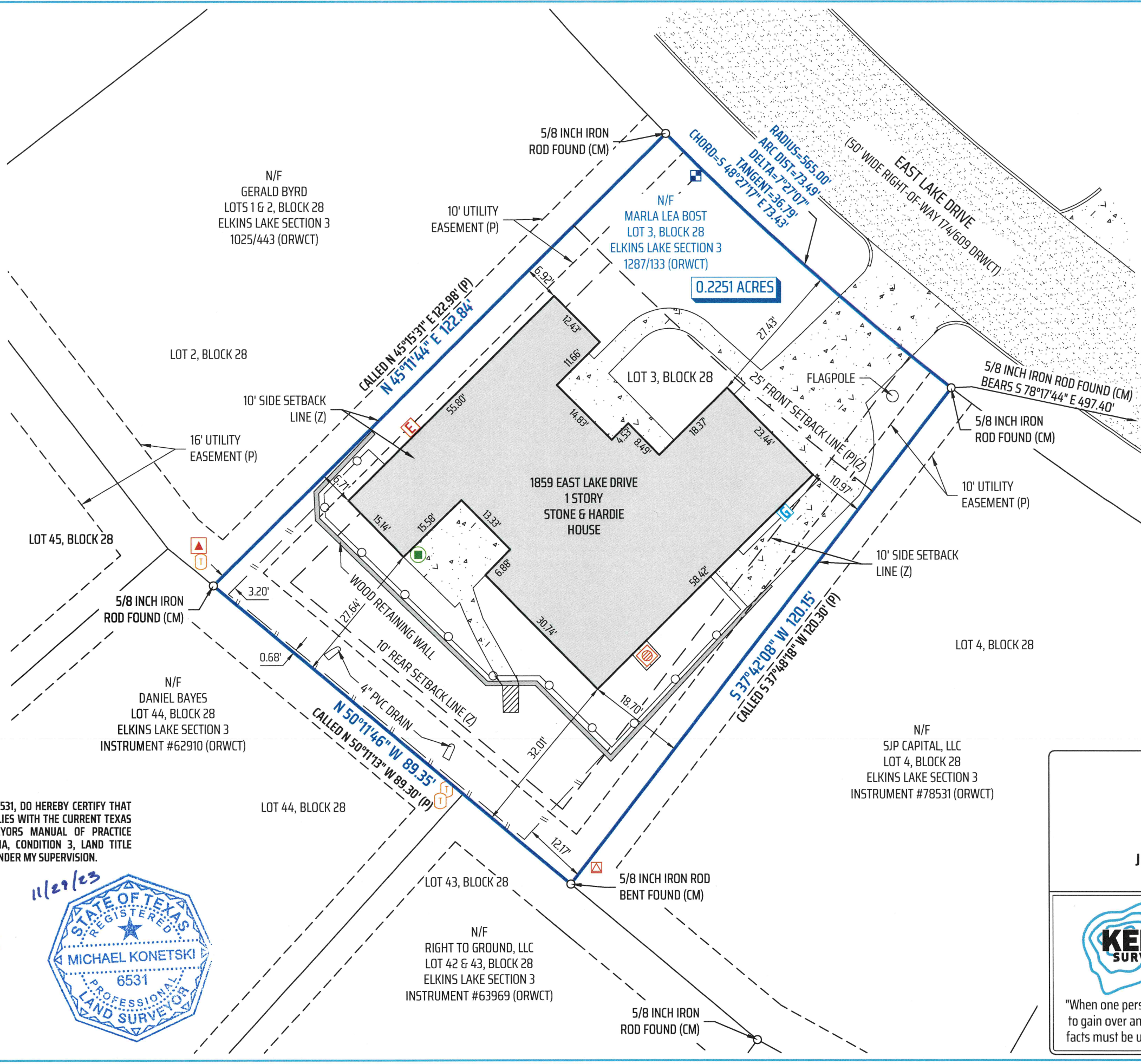
**LEGEND:**

- DRWCT = DEED RECORDS OF WALKER COUNTY, TEXAS
- ORWCT = OFFICIAL RECORDS OF WALKER COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- P = PLAT OF ELKINS LAKE SUBDIVISION RECORDED IN VOL. 174, PAGE 609 (DRWCT)
- ( ) = RECORD INFORMATION
- WATER METER
- CLEAN OUT
- A/C UNIT
- GAS METER
- ELECTRIC SERVICE
- TRANSFORMER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- WOOD FENCE
- METAL OR PIPE FENCE
- WOOD STAIRS
- CONCRETE
- ASPHALT
- CURB

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

*Michael Konetski*  
MICHAEL KONETSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531



**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011354865927 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 202311012, EFFECTIVE DATE: NOVEMBER 03, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10e: EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, SETBACK LINES, AND OR DEDICATION OF ROADS AS SHOWN ON THE PLAT OF ELKINS LAKE SECTION 3 RECORDED IN VOLUME 174, PAGE 609 (DRWCT) DO APPLY TO THIS TRACT AND ARE SHOWN HEREON.
- PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN VOLUME 240, PAGE 615 (DRWCT) AND VOLUME 92, PAGE 402 (OPRWCT)
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

BUYER	MARIO A. MARQUINA & ZULEYMA E. AVELAR
TITLE COMPANY	STEWART TITLE GUARANTY COMPANY
G.F. No.	202311012

**ZONING SETBACK NOTES**

ACCORDING TO THE CITY OF HUNTSVILLE ONLINE ZONING MAP REFERENCED ON 11-29-2023, THIS TRACT IS ZONED NEIGHBORHOOD CONSERVATION DISTRICT [NC] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

- FRONT SETBACK - 25 FEET
- SIDE SETBACK (INTERIOR) - 10 FEET
- REAR SETBACK - 10 FEET

**FLOOD PLAIN NOTES:**

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WALKER COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48471C0370D, EFFECTIVE DATE: 08-16-2011.

**LAND TITLE SURVEY PLAT**

OF  
LOT 3, BLOCK 28  
ELKINS LAKE SUBDIVISION, SECTION 3  
VOLUME 174, PAGE 609 DRWCT  
JENNINGS O'BANNON SURVEY, ABSTRACT 426  
HUNTSVILLE, WALKER COUNTY, TEXAS



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: 11-28-2023 | PLAT DATE: 11-29-2023  
JOB NUMBER: 23-1176 | CAD NAME: 23-1176-TITLE  
POINT FILE: 23-1176 (cont); 23-1176 (job)  
DRAWN BY: WW CHECKED BY: MK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM