0' 100' 200' 300'

N

W E

S

LEWIS CARL HILLMAN, JR.
CALLED 7.30 ACRES
TRACT 1
VOL 1050, PG 464
O.R.W.C.T.

DAVID BOTTROFF AND
KATHLEWN BOTTROFF
CALLED 12.602 ACRES
VOL 760, PG 496
O.R.W.C.T.

CLINT COOPER
CALLED 2.374 ACRES
TRACT 2
VOL 1069, PG 835
O.R.W.C.T.

found 1/2" iron rod w/ cap

found 5/8" iron rod

N86°40'00"E 169.15'

found 5/8" iron rod

209.67'
S 86°37'20" W

N 26°30'53" W
105.10'

found 80D nail

LEWIS CARL HILLMAN, JR.
CALLED 7.30 ACRES
TRACT 2
VOL 1050, PG 464
O.R.W.C.T.

found 1/2" iron rod

N29°54'22"W 172.16'

CLINT COOPER
CALLED 3.67 ACRES – TRACT 1
VOL 1069, PG 835
O.R.W.C.T.

N 86°44'16" E 1673.46'

S 14°37'09" W 407.99'

POB

found 1/2" iron rod

pp

20' EASEMENT (see note 5)

30' EASEMENT (see note 3)

20' EASEMENT (see note 3)

10.037 ACRES

Called 10.00 acres
David Smith Gilcrease
Vol 398, Pg 031
O.R.W.C.T.

well

N30°05'23"W 201.64'

FARM TO MARKET ROAD 247

CALLED 0.205 ACRES
NON-EXCLUSIVE ROADWAY EASEMENT
VOL 46, PG 109 and VOL 50, PG 406
O.R.W.C.T.

found 5/8" iron rod

S 87°27'31" W 624.65'

gravel drive

mh

Michael Hall
and Emma Hall
Vol 216, Pg 469
O.R.W.C.T.

pp

found 5/8" iron rod

N02°47'07"W
91.30'

Called 0.566 acres
John Steven Greenhaw, Jr.
Vol 884, Pg 775
O.R.W.C.T.

found 5/8" iron rod

30' EASEMENT (see note 3)

20' EASEMENT (see note 3)

N21°23'09" W 129.29'

20' EASEMENT (see note 5)

pp

found 1/2" iron rod

S29°35'35"E 23.56'

eoa

found 1/2" iron rod

S 87°37'26" W 248.84'

found 1/2" iron rod

S 87°53'26" W 353.53'

mh

found 1/2" iron rod w/ cap

259.27'
S 86°05'21" W

found 1/2" iron rod w/ cap

56.30'
S 79°46'21" W

found 1/2" iron rod w/ cap

230.83'
S 84°50'09" W

found 1/2" iron rod w/ cap

CALLED 2.006 acre
Catherine Lewis
Vol 1046, Pg 842
O.R.W.C.T.

SHANNA LAMMERS
CALLED 4.00 ACRES
VOL 966, PG 658
O.R.W.C.T.

GERMAN RINCON
AND ELSA RINCON
CALLED 4.889 ACRES
VOL 1230, PG 704
O.R.W.C.T.

Wiley Parker League
Abstract No. 37

LEGEND

fence line

o/h util. line(s)

wm = water meter
mh = manhole
cbl. = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
eoa = edge of asphalt
rec. = record call
B.L. = building line
U.E. = utility easement

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO. H414-01	DRAWING DATE: 12/06/17
	REVISED:
	DRAWN BY: DHE

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
First American Title Guaranty Company
G.F. No. 201722210
Effective date: November 27, 2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

1) Applicable restrictions listed in Items 1 & 10 of Schedule B, of said Title Commitment.
2) ROW/easmt to Walker County Special Utility District per Vol.1020, Pg.1 ORWCT
3) ROW/easmt to City of Huntsville per Vol.691, Pg.251 ORWCT
4) ROW/easmt to Pine Prairie Water Supply Corp. per Vol.202, Pg.731 and Vol.271, Pg.232 DRWCT (unable to plot, not shown hereon)
5) Utility/Access easmt to Mid-South Electric Cooperative per Vol.110, Pg.10 ORWCT
6) Utility/Access easmt to Mid-South Electric Cooperative per Vol.110, Pg.13 ORWCT (unable to plot, not shown hereon)
7) ROW/easmt to Trinity River Authority of Texas per Vol.334, Pg.100 and Vol.336, Pg.227 DRWCT (unable to plot, not shown hereon)

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0250 D, effective 08/16/2011.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

–Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

–Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for additional easements, building lines, or other restrictions not shown.

BOUNDARY & IMPROVEMENT SURVEY
FOR: CATHRYN HOWARD and LELAND BROOKS
372 F.M. 247
HUNTSVILLE, TEXAS 77320

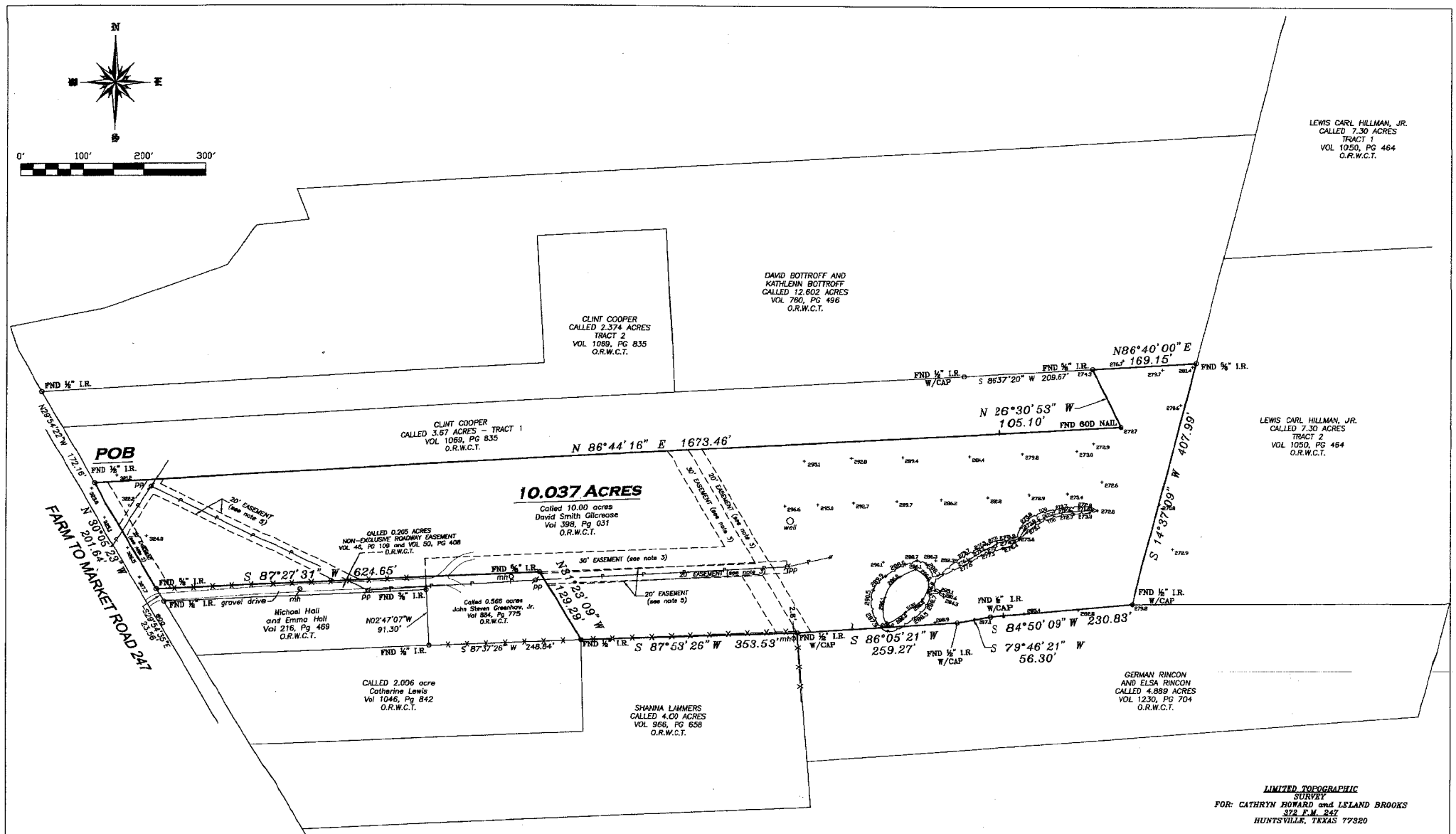
BEING a 10.037 acre tract of land situated in the Wiley Parker League, Abstract No. 37, Walker County, Texas, being comprised of all of that certain called 10.00 acre tract described in instrument to David Smith Gilcrease, recorded in Volume 398, Page 031 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 10.037 acre tract being more particularly described by attached metes and bounds.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 12/01/17 MJW

STATE OF TEXAS REGISTERED MICHAEL S. PARTRIDGE 6125 PROFESSIONAL LAND SURVEYOR

Michael S. Partridge
Registered Professional Land Surveyor No. 6125



LEGEND

—X—X—X—X—X—	fence line
—P—P—P—	o/h util. line(s)
wm	= water meter
mh	= manhole
cbl.	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
eoa	= edge of asphalt
rec.	= record call
B.L.	= building line
U.E.	= utility easement

Wiley Parker League
Abstract No. 37

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PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100634-00

PROJECT NO. H414-01 Topo	DRAWING DATE: 12/06/17 REVISED: 02/27/18 NNS DRAWN BY: CDF

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
First American Title Guaranty Company
G.F. No. 201722210
Effective date: November 27, 2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

1) Applicable restrictions listed in Items 1 & 19 of Schedule B, of said Title Commitment.
2) ROW/esmt to Walker County Special Utility District per Vol.1020, Pg.1 ORWCT
3) ROW/esmt to City of Huntsville per Vol.691, Pg.251 ORWCT
4) ROW/esmt to Pine Prairie Water Supply Corp. per Vol.202, Pg.731 and Vol.271, Pg.232 DRWCT (unable to plot, not shown hereon)
5) Utility/Access esmt to Mid-South Electric Cooperative per Vol.110, Pg.10 DRWCT
6) Utility/Access esmt to Mid-South Electric Cooperative per Vol.110, Pg.13 ORWCT (unable to plot, not shown hereon)
7) ROW/esmt to Trinity River Authority of Texas per Vol.334, Pg.100 and Vol.336, Pg.227 DRWCT (unable to plot, not shown hereon)
8) Elevation shots with one numeral after the decimal point (ie 91.2) indicates Natural Ground Elevation.
9) Elevation shots with two numerals after the decimal point (ie 91.52) indicates Concrete and/or Asphalt Elevation.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0250 D, effective 08/16/2011.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

Elevations shown hereon are based on GPS observations and are referenced to the NAVD1988, GEOID 2009.

Bearings shown hereon are based on GPS observations and are referenced to the NAD 1983, Texas State Plane Coordinate System, Central Zone (4203).

–Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

–Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for additional easements, building lines, or other restrictions not shown.

LIMITED TOPOGRAPHIC SURVEY
FOR: CATHRYN HOWARD and LELAND BROOKS
372 F.M. 247
HUNTSVILLE, TEXAS 77320

BEING a 10.037 acre tract of land situated in the Wiley Parker League, Abstract No. 37, Walker County, Texas, being comprised of all of that certain called 10.00 acre tract described in instrument to David Smith Gilcrease, recorded in Volume 398, Page 031 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 10.037 acre tract being more particularly described by attached metes and bounds.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 12/01/17 MJW
Date of Topo: 12/28/17 MJW

STATE OF TEXAS REGISTERED MICHAEL S. PARTRIDGE 6125 PROFESSIONAL LAND SURVEYOR

Michael S. Partridge
Registered Professional Land Surveyor No. 6125