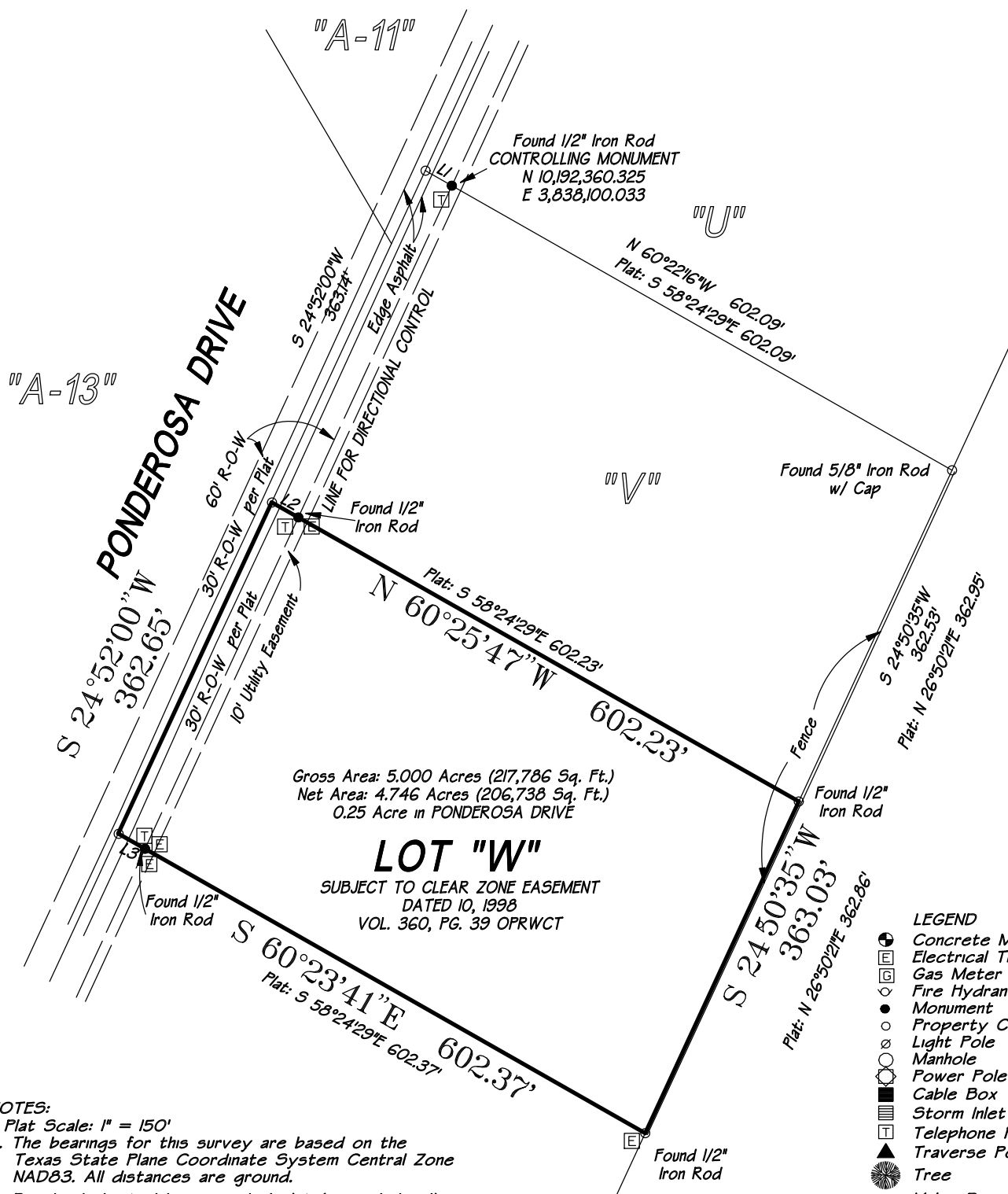
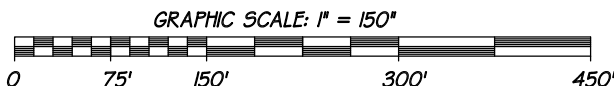


LINE	BEARING	DISTANCE
L1	S 60°25'32"E	30.33'
L2	S 60°29'02"E	30.49'
L3	S 63°02'36"E	34.79'



Gross Area: 5.000 Acres (217,786 Sq. Ft.)
 Net Area: 4.746 Acres (206,738 Sq. Ft.)
 0.25 Acre in PONDEROSA DRIVE

LOT "W"

SUBJECT TO CLEAR ZONE EASEMENT
 DATED 10, 1998
 VOL. 360, PG. 39 OPRWCT

- LEGEND**
- Concrete Monument
 - Electrical Transformer
 - Gas Meter
 - Fire Hydrant
 - Monument
 - Property Corner
 - Light Pole
 - Manhole
 - Power Pole
 - Cable Box
 - Storm Inlet
 - Telephone Pedestal
 - Traverse Point
 - Tree
 - Valve Box
 - Water Meter

NOTES:

1. Plat Scale: 1" = 150'
2. The bearings for this survey are based on the Texas State Plane Coordinate System Central Zone NAD83. All distances are ground.
3. Roads dedicated by recorded plat (record deed) unless otherwise noted
4. This plat of survey has been performed with reliance upon title examination and abstracting performed by Texas Homeland Title, LLC under GF No. 200007096 effective date 08/07/2020. This surveyor has not abstracted the subject property.

SUBJECT TO:

Restrictive Covenants: Volume 360, Page 43 and Volume 423, Page 878 O.P.R.W.C.T.

LAND TITLE SURVEY
 LOT "W", OF WAVERLY ACRES SUBDIVISION,
 A SUBDIVISION IN THE J. M. DE LA GARZA GRANT, A-22
 WALKER COUNTY, TEXAS, AS SHOWN BY THE PLAT
 RECORDED IN VOLUME I, PAGE 187, WALKER COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY IA, CONDITION 2 TSPS LAND TITLE SURVEY.

MICHAEL GLEZMAN, R.P.L.S. 4627

SURVEY DATE: September 4, 2020
 REVISED: 10/07/20
 BM20-0031-092920
 Ponderosa Drive
 New Waverly, Texas
 PURCHASER: Anieze Watkins

GLEZMAN CONSULTING
 TBPOLS FIRM NO. 10194587
 12858 PELICAN ISLAND DRIVE
 WILLIS, TEXAS 77318
 936.499.1035
 mglez2@aol.com

