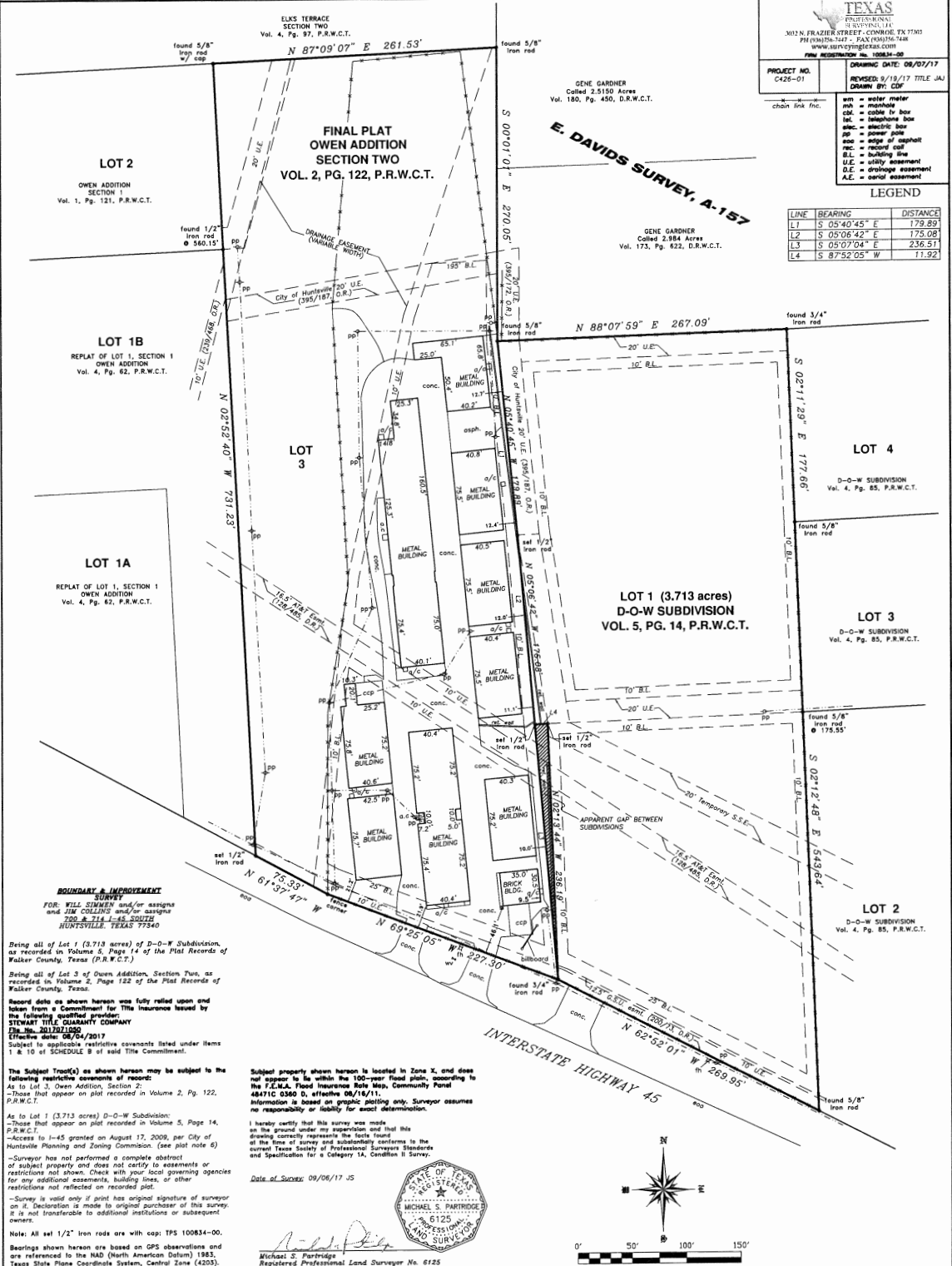


PROJECT NO. C426-01	DRAWING DATE: 08/07/17
OWNER BY: CDP	REVISED: 9/19/17 TITLE: JAU
chain link fence	wn = water meter
	mh = manhole
	cd = cable tv box
	tel = telephone box
	elec = electric box
	pp = power pole
	ec = edge of easement
	rec = record plat
	BL = building line
	U.E. = utility easement
	AE = aerial easement

LEGEND

LINE	BEARING	DISTANCE
L1	S 05°40'45" E	179.89
L2	S 05°08'42" E	175.08
L3	S 05°07'04" E	236.51
L4	S 87°52'05" W	11.92



BOUNDARY & IMPROVEMENT SURVEY
 FOR: WILL SWINEN and/or assigns
 and JIM COLLING and/or assigns
 700 & 714 -45 SOUTH
 HUNTSVILLE, TEXAS 77340

Being all of Lot 1 (3.713 acres) of D-O-W Subdivision, as recorded in Volume 5, Page 14 of the Plat Records of Walker County, Texas (P.R.W.C.T.).

Being all of Lot 3 of Owen Addition, Section Two, as recorded in Volume 2, Page 122 of the Plat Records of Walker County, Texas.

Record date as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
STEWART TITLE GUARANTY COMPANY
 File No. 201701050

Effective date: 08/04/2017
 Subject to applicable restrictive covenants listed under Items 1 & 10 of SCHEDULE B of said Title Commitment.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
 As to Lot 3, Owen Addition, Section 2:
 -Those that appear on plat recorded in Volume 2, Pg. 122, P.R.W.C.T.

As to Lot 1 (3.713 acres) D-O-W Subdivision:
 -Those that appear on plat recorded in Volume 5, Page 14, P.R.W.C.T.
 -Access to I-45 granted on August 17, 2009, per City of Huntsville Planning and Zoning Commission. (see plat note 6)

-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 any additional easements, building lines, or other restrictions not reflected on recorded plat.

-Survey is valid only if part 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.

Note: All set 1/2" iron rods are with cap: TFS 100834-00.
 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 (4205).

Subject property shown hereon is located in Zone X, and does not appear to be within the 100-year flood plain, according to the F.I.C.M.A. Flood Insurance Rate Map, Community Flood 48471C 0340 D, effective 08/16/11. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for aural determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey and substantially conforms to the current Texas Society of Professional Surveyors Standards and Specification for a Category 1A, Condition II Survey.

Date of Survey: 08/06/17 JS



Michael S. Partridge
 Registered Professional Land Surveyor No. 6125

