

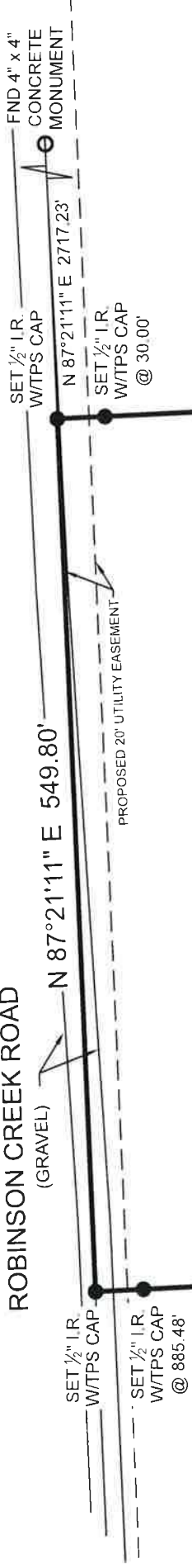
Scale: 1" = 100'

**SYMBOL LEGEND**

- EDGE OF ASPHALT
- POWER POLE
- SET SURVEY MONUMENT
- OE— OVERHEAD ELECTRIC

**WILLIAM McDONALD SURVEY  
ABSTRACT No. 30**

**ROBINSON CREEK ROAD  
(GRAVEL)**



PROPOSED 20' UTILITY EASEMENT

N 02°38'49" W 915.48'

REMAINDER OF  
MAURICE ESTLINBAUM  
CALLED 599.83 ACRES  
"TRACT 1"  
VOL. 1353, PG. 692  
O.R.W.C.T.

**TRACT 2  
11.555 ACRES**  
PORTION OF  
MAURICE ESTLINBAUM  
CALLED 599.83 ACRES  
"TRACT 1"  
VOL. 1353, PG. 692  
O.R.W.C.T.

S 02°38'49" E 915.48'

REMAINDER OF  
MAURICE ESTLINBAUM  
CALLED 599.83 ACRES  
"TRACT 1"  
VOL. 1353, PG. 692  
O.R.W.C.T.

POB  
SET 1/2" I.R.  
W/TPS CAP  
S 87°21'11" W 425.82'  
FND 1/2" I.R.  
W/CAP  
N: 10234617.72  
E: 3786918.85

S 87°21'11" W 549.80'

REMAINDER OF  
MAURICE ESTLINBAUM  
CALLED 599.83 ACRES  
"TRACT 1"  
VOL. 1353, PG. 692  
O.R.W.C.T.

SET 1/2" I.R.  
W/TPS CAP

**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE 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 SURVEY.

**BOUNDARY SURVEY**

BEING a 11.555 acre tract of land, situated in the William McDonald Survey, Abstract Number 30, Walker County, Texas, and being a portion of that certain called 599.83 acre tract described as "Tract 1" in instrument to Maurice Estlinbaum, recorded in Volume 1353, Page 692 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 11.555 acre tract being more particularly described by attached metes and bounds description.

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 THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	24595_TR2
DATE	04-22-2022
DRAWN BY	AJD
CHECKED BY	MJW
FIELD CREW	JW
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48471C0365D HAVING AN EFFECTIVE DATE OF 08/16/2011.

BASIS OF BEARINGS, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH-AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER..... ROBINSON CREEK ROAD, HUNTSVILLE TX 77340  
ADDRESS..... W McDONALD, A-30  
SURVEY..... 11.555 ACRES  
SUBJECT..... WALKER  
COUNTY.....

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