

0' 100' 200' 300'

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)

N 87°21'11" E 601.66'

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

FND 4" x 4"  
CONCRETE  
MONUMENT

N 87°21'11" E 144.90'

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

PROPOSED 20' UTILITY EASEMENT

SET 1/2" I.R.  
W/TPS CAP  
@ 30.00'

N 02°38'49" W 915.48'

TRACT 6  
12.645 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.

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

S 87°21'11" W 2946.30'

POB

S 87°21'11" W 601.66'

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

FND 1/2" I.R.  
W/CAP

N:10234734.12  
E:3789436.64

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 12.645 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 12.645 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_TR6  |
| 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.....  
ADDRESS.....ROBINSON CREEK ROAD, HUNTSVILLE TX 77340  
SURVEY.....W MCDONALD, A - 30  
SUBJECT.....12.645 ACRES  
COUNTY.....WALKER

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

