



FINAL
SURVEY OF
 LOT 42, BLOCK 26
 ELKINS LAKE SUBDIVISION, SECTION 3

LOCATED IN THE A. BROWN SURVEY, ABSTRACT NO. A-95
 BASED ON THE PLAT THEREOF RECORDED IN
 VOLUME/CABINET 174 PAGE / SHEET 609 OF
 THE MAP RECORDS WALKER COUNTY, TEXAS

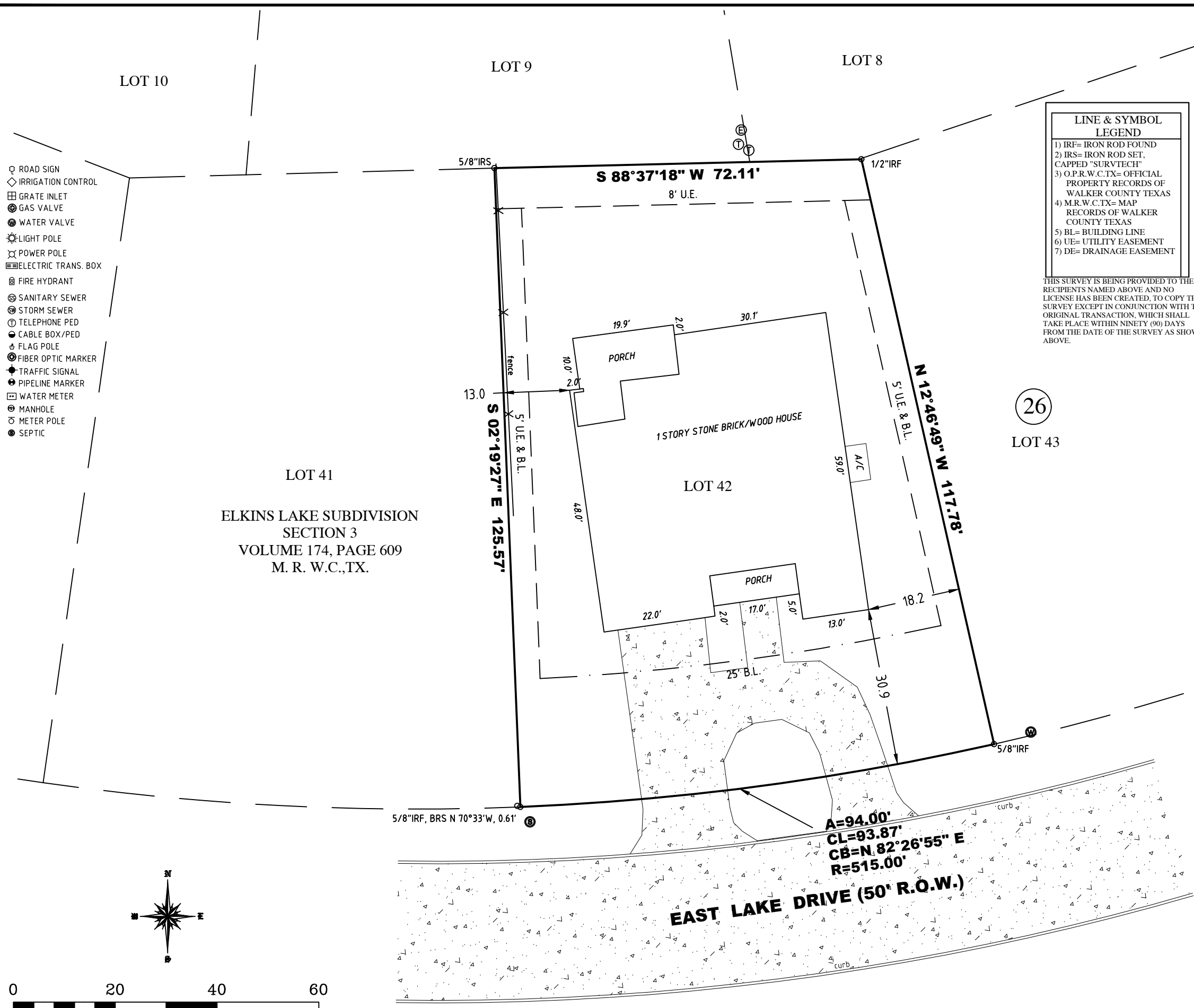
REF: McPHERSON & CURVELO G. F. 2313889 DATE: MAY 21, 2024
 TO VINESSA McPHERSON, SONIA CURVELO, & STEWART TITLE GUARANTY
 COMPANY,
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE
 BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT
 THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS,
 OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.


 MICHAEL WARREN R.P.L.S. # 4935



LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED "SURVTECH"	
3) O.P.R.W.C.TX= OFFICIAL PROPERTY RECORDS OF WALKER COUNTY TEXAS	
4) M.R.W.C.TX= MAP RECORDS OF WALKER COUNTY TEXAS	
5) BL= BUILDING LINE	
6) UE= UTILITY EASEMENT	
7) DE= DRAINAGE EASEMENT	

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.

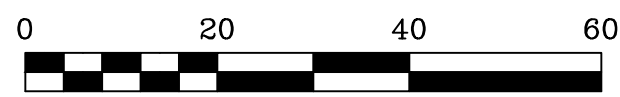
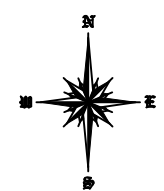


- ◊ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ☀ LIGHT POLE
- ⊗ POWER POLE
- ▣ ELECTRIC TRANS. BOX
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ TELEPHONE PED
- ⊙ CABLE BOX/PED
- ⊙ FLAG POLE
- ⊙ FIBER OPTIC MARKER
- ⊙ TRAFFIC SIGNAL
- ⊙ PIPELINE MARKER
- ⊙ WATER METER
- ⊙ MANHOLE
- ⊙ METER POLE
- ⊙ SEPTIC

LOT 41
 ELKINS LAKE SUBDIVISION
 SECTION 3
 VOLUME 174, PAGE 609
 M. R. W.C., TX.

26
 LOT 43

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE. ELEVATIONS SHOWN ARE BASED ON NAVD 88, 2001 ADJUSTMENT.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY (G.F. No. 2313889) DATED APRIL 18, 2024, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN VOLUME 174, PAGE 609, MAP RECRDS AND ALSO RECORDED UNDER VOLUME 240, PAGE 615; VOLUME 254, PAGE 432; VOLUME 40, PAGE 740; VOLUME 92, PAGE 402; & COUNTY CLERK'S FILE No. 2024-95605, OFFICIAL PROPERTY RECORDS, WALKER COUNTY, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN
- 10) PROPERTY NOT SUBJECT TO EASEMENT AS RECORDED IN VOLUME 267, PAGE 599
- 11) PROPERTY SUBJECT TO A 5' BLANKET AROUND UTILITIES AS RECORDED UNDER COUNTY CLERK'S FILE No. 2023-94153



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