



SYMBOL LEGEND

- OE OVERHEAD ELECTRIC
X WIRE FENCE
○ CALCULATED CORNER
○ FOUND SURVEY MONUMENT
● POWER POLE (PP)
● SET SURVEY MONUMENT
□ TELEPHONE PEDESTAL (TP)
+ UNDERGROUND TELEPHONE SIGN (UT)

POB
FND ½" I.R.
W/CAP
N:10212174.38
E:3816733.86

172.54'
N 51°48'00" E
FND ½" I.R.
@ 30.00'
SET ½" I.R.
W/TPS CAP

VICK SPRING ROAD
(GRAVEL)

JOE T. BILLNOSKE AND
ELIZABETH BILLNOSKE
CALLED 65.28 ACRES
VOL. 211, PG. 507
O.R.W.C.T.

SET ½" I.R.
W/TPS CAP

THEODORE BENNETT LEAGUE
ABSTRACT NO. 68

G.K. MARKHAM AND
PAMELA D. MARKHAM
CALLED 393.24 ACRES
VOL. 473, PG. 221
O.R.W.C.T.

JOHN WHITLEY SURVEY
ABSTRACT NO. 579

23.502 ACRES

PORTION OF
T.W. KEELAND COMPANY, LTD.
CALLED 446.700 ACRES
"TRACT 9"
VOL. 415, PG. 215
O.R.W.C.T.

(FURTHER DESCRIBED AS
CALLED 477 ACRES
VOL. 123, PG. 461, O.R.W.C.T.)

REMAINDER OF
T.W. KEELAND COMPANY, LTD.
CALLED 446.700 ACRES
"TRACT 9"
VOL. 415, PG. 215
O.R.W.C.T.

(FURTHER DESCRIBED AS
CALLED 477 ACRES
VOL. 123, PG. 461, O.R.W.C.T.)

LINE	BEARING	DISTANCE
L1	S 87°43'47" W	122.61'
L2	S 87°58'25" W	154.97'
L3	S 86°52'04" W	155.38'
L4	S 85°26'35" W	125.49'
L5	S 85°22'02" W	165.29'
L6	S 87°35'45" W	80.33'
L7	S 88°16'29" W	18.27'
L8	N 83°17'44" W	49.94'
L9	N 71°17'33" W	28.19'
L10	N 67°05'52" W	34.48'
L11	N 62°05'12" W	30.33'
L12	N 58°17'50" W	32.50'
L13	N 53°35'46" W	31.25'
L14	N 51°29'27" W	31.38'
L15	N 48°36'20" W	28.89'
L16	N 46°59'08" W	61.41'
L17	N 43°50'47" W	179.80'
L18	N 39°32'16" W	50.61'
L19	N 36°30'54" W	200.71'
L20	N 37°07'49" W	71.85'
L21	N 36°28'50" W	312.08'
L22	N 35°31'15" W	290.08'

SET ½" I.R.
W/TPS CAP

S 07°38'20" E
333.24'
24.6'
22.3'
S 47°13'57" E
488.00'

NOW OR FORMERLY
JOE MALAK, JR. AND
CLARA MAE MALAK
CALLED 1.148 ACRES
VOL. 892, PG. 632
O.R.W.C.T.

@ 303.24'
SET ½" I.R.
W/TPS CAP

FND. 1 ½" I.P.
W/ DISK

VICK SPRING ROAD
(GRAVEL)

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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48471C0500D, HAVING AN EFFECTIVE DATE OF 8-16-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

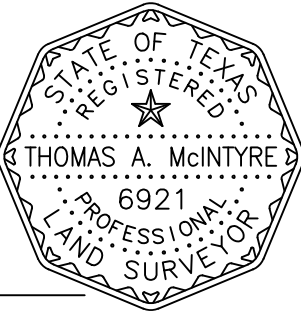
PURCHASER.....
ADDRESS..... VICK SPRING ROAD, NEW WAVERLY, TEXAS, 77358
SURVEY..... JOHN WHITLEY, A - 579
SUBJECT..... 23.502 ACRES
COUNTY..... WALKER

BOUNDARY SURVEY

BEING A 23.502 ACRE TRACT OF LAND SITUATED IN THE JOHN WHITLEY SURVEY, ABSTRACT NUMBER 579, WALKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 446.700 ACRE TRACT DESCRIBED AS "TRACT 9", IN INSTRUMENT TO T.W. KEELAND COMPANY, LTD., RECORDED IN VOLUME 415, PAGE 215, OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), FURTHER DESCRIBED AS CALLED 477 ACRES, RECORDED IN VOLUME 123, PAGE 461, O.R.W.C.T., AND 23.502 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



PROJECT	38098
FIELD DATE	10-1-2024
DRAWN BY	MLS
CHECKED BY	MJW
FIELD CREW	JN / BG
REV 1	-
REV 2	-
REV 3	-
REV 4	-