

Waterloo Surveyors
SURVEY PLAT

H2631FI

THE UNDERSIGNED DOES HEREBY CERTIFY TO OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY AS PER TITLE
COMMITMENT HAVING A GENERAL FILE NUMBER 2203532
AND AN EFFECTIVE DATE OF NOVEMBER 27, 2022.

OWNER:
CLINTON JAKE SHORT

ADDRESS:
13-21-71 WAGON PASS DRIVE

LEGEND
TELE. PEDESTAL (T)
WATER VALVE (V)
WATER METER (W)
ELECTRIC METER (E)
SEPTIC LID (sl)
UTILITY POLE/GUY ANCHOR
UTILITY LINE

LEGAL DESCRIPTION:

LOT SEVENTY-ONE (71), BLOCK TWENTY-ONE (21), OF SECTION THIRTEEN (13) OF TEXAS GRAND RANCH, A SUBDIVISION IN WALKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13 OF THE PLAT RECORDS, WALKER COUNTY, TEXAS.
LOT 71 IS SUBJECT TO:
RESTRICTIONS IN: 1161/717, 1174/524, 1183/616, 1200/351, 1219/381, 1225/759, 1230/183, 1234/427, 1261/102, 1286/771, 1286/785, 1286/839, 1299/183, 1299/186/ 1299/190, 1301/298, 1307/423, 1311/581, 1315/385, 1322/344, 1327/425, 1327/457, 1341/114, 1343/107, 1351/727, AND CLERK'S FILE NOS. 43738, 45686, 46545, 46546, 46547, 47742, 48057, 48058, 50937, 50938, 54210, 54211, 56375, 56376 AND 56377, ALL OF THE OFFICIAL RECORDS, WALKER COUNTY, TEXAS.

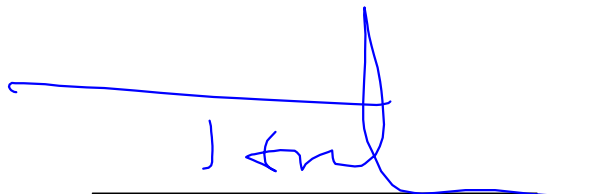
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10bb not subject to
10cc not subject to
10dd not subject to
10ee setbacks and easements shown on survey

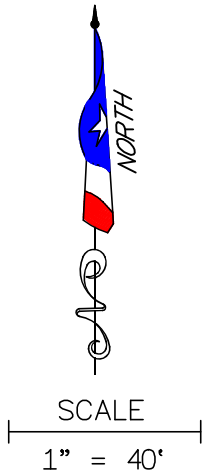
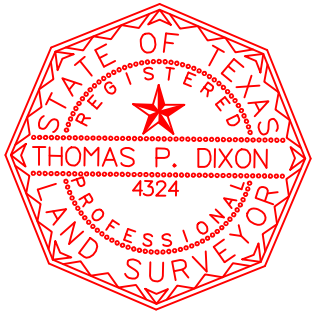
State of Texas:
County of Walker:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Conditions II Survey.

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48471C0500D, Zone: A, Dated: 8/16/2011.

Dated this the 6th day of MAY, 2024.


Thomas P. Dixon R.P.L.S. 4324



NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

LOT 72

LOT 71
3.2586 ACRES
141946 SQ.FT.

LOT 69

LOT 70

WAGON PASS ROAD
per plat

FIRM #10124400

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