

SURVEY OF
LOT 36, BLOCK 15
TEXAS GRAND RANCH, SECTION 3A

LOCATED IN THE J. JORDAN SURVEY, ABSTRACT NO. 28
BASED ON THE PLAT THEREOF RECORDED IN
VOLUME/CABINET 6 PAGE / SHEET 57 OF
THE MAP RECORDS WALKER COUNTY, TEXAS
REF : G. F. DATE : JULY 15, 2026

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



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 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 TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN VOLUME 6, PAGE 57, VOLUME 1132, PAGE 355; IN OFFICIAL RECORDS OF 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 ARE SHOWN AT THE POINTS WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE.
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN.

- 📍 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

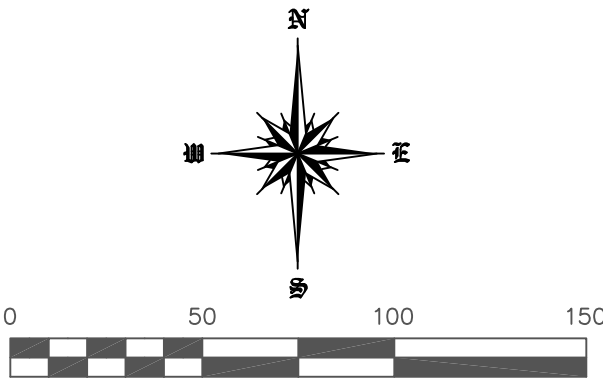
LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED "SURVTECH"	
3) BL= BUILDING LINE	
4) UE= UTILITY EASEMENT	
5) DE= DRAINAGE EASEMENT	
6) AE= ACCESS EASEMENT	
7) PUE= PUBLIC UTILITY EASEMENT	
8) NTE= NATURE TRAIL EASEMENT	
9) WLE= WATER LINE EASEMENT	
10) MRWC, TX= MAP RECORDS OF WALKER COUNTY, TEXAS	

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 UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED



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LOT 35, BLOCK 15,

3.00 ACRES

LOT 36, BLOCK 15,
TEXAS GRAND RANCH
SECTION 3A
VOL. 6, PG. 57, MRWC, TX

LOT 37, BLOCK 15,
TEXAS GRAND RANCH
SECTION 3A
VOL. 6, PG. 57, MRWC, TX

LOT 17, BLOCK 15,
TEXAS GRAND RANCH, SECTION 3B
VOL. 6, PG. 58, MRWC, TX

WINCHESTER ROAD
(60' R.O.W.)

R=760.70'
A=249.85'
CB=S 28°20'04" E
CL=248.73'

N 52°22'21" E 624.00'
10' BL (PLAT)
20' BL (RESTRICTIONS)

75' BL (RESTRICTIONS)
5' WLE & NTE
25' BL (PLAT)
20' PUE & NTE

20' BL (RESTRICTIONS)
10' BL (PLAT)
S 75°34'23" W 647.54'

20' BL (REST)
10' BL (PLAT)
N 29°07'42" W 76.73'