

ROCKBRIDGE SUBDIVISION,

53.676 ACRES
61 LOTS, 2 RESERVE TRACTS, 1 HOA AREA,
AND 6 BLOCKS

BEING A PORTION OF
199.45 ACRES
NEW WAVERLY VENTURES LTD., CO. TO
PETER S. TERPSTRA, TRUSTEE
VOLUME 739, PAGE 883, WCOPR,
IN THE LEWIS COX SURVEY, A-13
CITY OF HUNTSVILLE,
WALKER COUNTY, TEXAS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, BEING A PORTION OF 199.45 ACRES, NEW WAVERLY VENTURES LTD., CO. TO PETER S. TERPSTRA, TRUSTEE, VOLUME 739, PAGE 883, WCOPR, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282C, VTCS).

PRELIMINARY

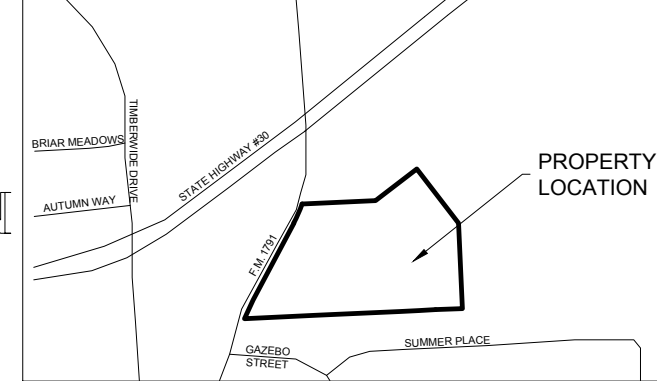
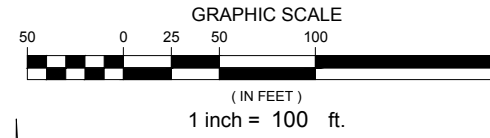
FOR TITLE REVIEW ONLY

TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

JUNE 16, 2019
DATE

LEGEND

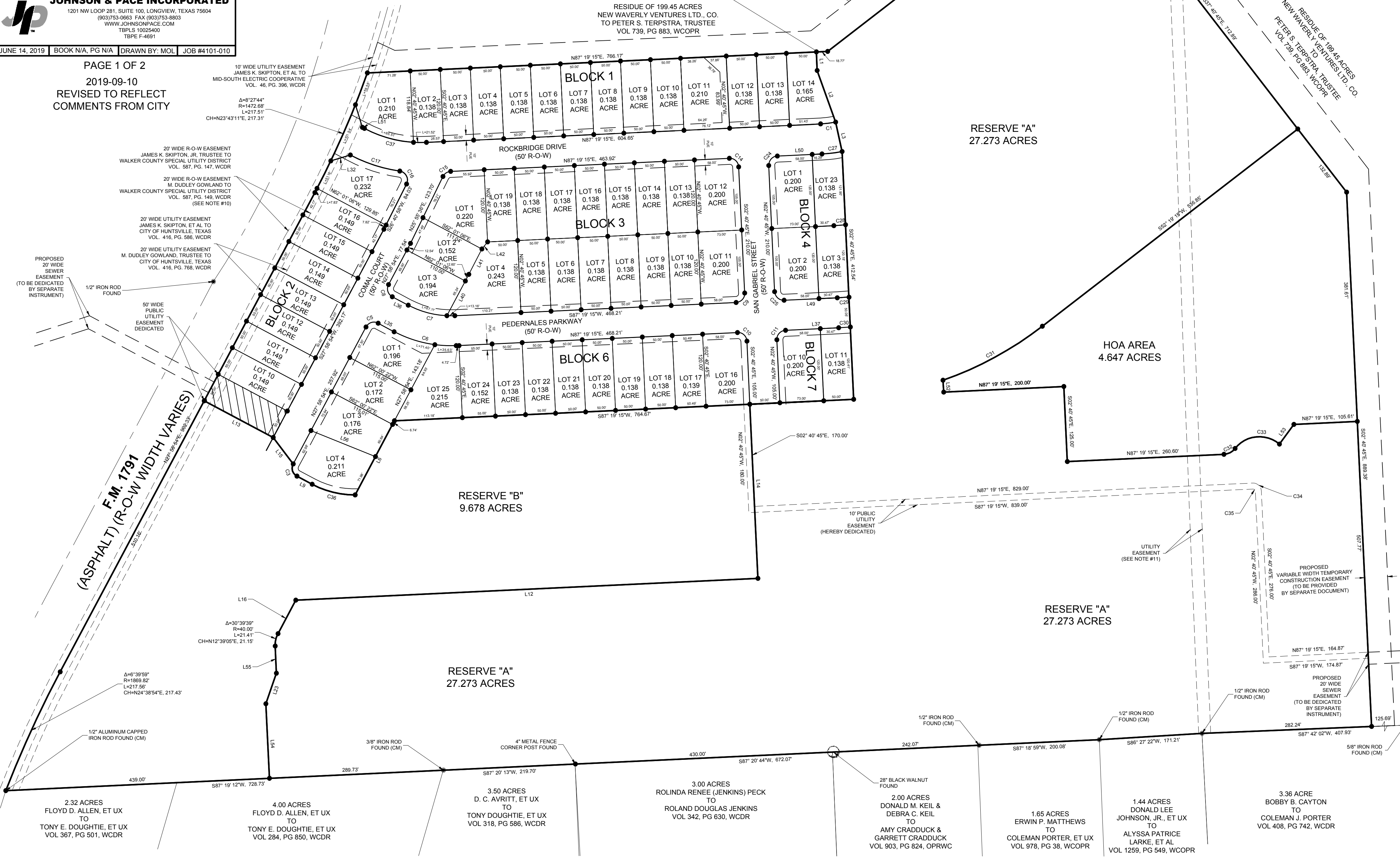
- 5/8" IRON ROD SET (UNLESS STATED OTHERWISE)
- PUBLIC UTILITY EASEMENT (UNLESS STATED OTHERWISE)



JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4691

JUNE 14, 2019 BOOK N/A, PG N/A DRAWN BY: MOL JOB #4101-010

PAGE 1 OF 2
2019-09-10
REVISED TO REFLECT
COMMENTS FROM CITY



RESIDUE OF 199.45 ACRES
NEW WAVERLY VENTURES LTD., CO.
TO PETER S. TERPSTRA, TRUSTEE
VOL. 739, PG. 883, WCOPR

VICINITY MAP
SCALE 1" = 2000'

RESIDUE OF 199.45 ACRES
NEW WAVERLY VENTURES LTD., CO.
TO PETER S. TERPSTRA, TRUSTEE
VOL. 739, PG. 883, WCOPR

RESERVE "A"
27.273 ACRES

HOA AREA
4.647 ACRES

RESERVE "B"
9.678 ACRES

RESERVE "A"
27.273 ACRES

RESERVE "A"
27.273 ACRES

2.32 ACRES
FLOYD D. ALLEN, ET UX
TO
TONY E. DOUGHTIE, ET UX
VOL 367, PG 501, WCDR

4.00 ACRES
FLOYD D. ALLEN, ET UX
TO
TONY E. DOUGHTIE, ET UX
VOL 284, PG 850, WCDR

3.50 ACRES
D. C. AVRITT, ET UX
TO
TONY DOUGHTIE, ET UX
VOL 318, PG 586, WCDR

3.00 ACRES
ROLINDA RENEE (JENKINS) PECK
TO
ROLAND DOUGLAS JENKINS
VOL 342, PG 630, WCDR

2.00 ACRES
DONALD M. KEIL &
DEBRA K. KEIL
TO
AMY CRADDUCK &
GARRETT CRADDUCK
VOL 903, PG 824, OPRWC

1.65 ACRES
ERWIN P. MATTHEWS
TO
COLEMAN PORTER, ET UX
VOL 978, PG 38, WCOPR

1.44 ACRES
DONALD LEE
JOHNSON, JR., ET UX
TO
ALYSSA PATRICE
LARKE, ET AL
VOL 1259, PG 549, WCOPR

3.36 ACRES
BOBBY B. CAYTON
TO
COLEMAN J. PORTER
VOL 408, PG 742, WCDR

10' WIDE UTILITY EASEMENT
JAMES K. SKIPTON, ET AL TO
MID-SOUTH ELECTRIC COOPERATIVE
VOL. 46, PG. 396, WCDR

20' WIDE R-O-W EASEMENT
JAMES K. SKIPTON, JR. TRUSTEE TO
WALKER COUNTY SPECIAL UTILITY DISTRICT
VOL. 587, PG. 147, WCDR

20' WIDE R-O-W EASEMENT
M. DUDLEY GOWLAND TO
WALKER COUNTY SPECIAL UTILITY DISTRICT
VOL. 587, PG. 149, WCDR
(SEE NOTE #10)

20' WIDE UTILITY EASEMENT
JAMES K. SKIPTON, ET AL TO
CITY OF HUNTSVILLE, TEXAS
VOL. 416, PG. 586, WCDR

20' WIDE UTILITY EASEMENT
M. DUDLEY GOWLAND, TRUSTEE TO
CITY OF HUNTSVILLE, TEXAS
VOL. 416, PG. 768, WCDR

PROPOSED
20' WIDE
SEWER
EASEMENT
(TO BE DEDICATED
BY SEPARATE
INSTRUMENT)

1/2" IRON ROD
FOUND

50' WIDE
PUBLIC
UTILITY
EASEMENT
DEDICATED

F.M. 1791
(ASPHALT) (R-O-W WIDTH VARIES)

Δ=30°39'39"
R=40.00'
L=21.41'
CH=N12°39'05"E, 21.15'

Δ=6°39'59"
R=1869.82'
L=217.56'
CH=N24°38'54"E, 217.43'

1/2" ALUMINUM CAPPED
IRON ROD FOUND (CM)

1/2" IRON ROD
FOUND (CM)

3/8" IRON ROD
FOUND (CM)

4" METAL FENCE
CORNER POST FOUND

10' PUBLIC
UTILITY
EASEMENT
(HEREBY DEDICATED)

UTILITY
EASEMENT
(SEE NOTE #11)

PROPOSED
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT
(TO BE PROVIDED
BY SEPARATE DOCUMENT)

1/2" IRON ROD
FOUND (CM)

PROPOSED
20' WIDE
SEWER
EASEMENT
(TO BE DEDICATED
BY SEPARATE
INSTRUMENT)

28" BLACK WALNUT
FOUND

1/2" IRON ROD
FOUND (CM)

1/2" IRON ROD
FOUND (CM)

1/2" IRON ROD
FOUND (CM)

5/8" IRON ROD
FOUND (CM)