

1.770 Ac.
Walker Co. ROW Dedication
Inst. 62333, WCOPR

Fnd. 5/8" I. rod

To SH. 19
PERCY HOWARD ROAD

B.W. ROBINSON SUR., A-480
HUNTWOOD UNIT 1
Plat- V. 174, p. 614, WCDR

RESERVE "A"

Fnd. 4" sq. C.M.
with brass disc

Craig Bradford Price
Res. call 17.10 Ac.
Inst. 54509,
WCOPR

JAMES DEAN SUR., A-159

Rock & Dirt Surface
DEAN CEMETERY RD. (Private)

Craig B. Price, et al
Res. call 38.23 Ac.
Inst. 78233, WCOPR

**SURVEYED
13.71 AC.**

Approx. Location
Explorer Pipeline Co.
50 Ft. ROW Easement
V. 232, p. 208, WCDR

Fnd. 4" sq. C.M.
with brass disc
N= 10,283,583.13 Ft.
E= 3,820,191.74 Ft.

CEMETERY
(Unknown origin)

CV, LLC
Call 9.51 Ac. tract "ix"
V. 1312, p. 592, WCOPR

I, Harold E. McAdams, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

Signed *H. E. McAdams*
Harold E. McAdams
Registered Professional Land Surveyor No. 2005
September 22, 2023



PLAT OF SURVEY OF

**CRAIG BRADFORD PRICE
13.71 ACRE TRACT**

**JAMES DEAN SURVEY, A-159
B.W. ROBINSON SURVEY, A-480
WALKER COUNTY, TEXAS**

SURVEYED SEPTEMBER 2023
REPLATED AUGUST 2025

SCALE: 1" = 200 FEET

H.E. McADAMS & SON SURVEYING, INC.
Registered Professional Land Surveyors
P.O. Box 5047, Huntsville, Texas 77342
TBPELS Firm No. 10194425

23051-11

NOTES:

- Coordinates, bearings, distances and areas surveyed hereon are Grid NAD 83 (1993), Texas Central Zone as determined by Global Positioning System (GPS) with NGS OPUS post processing. Distances hereon may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
- Unless otherwise noted, corners are marked by 5/8" iron rods set with 1-3/4" diameter yellow plastic caps stamped "H.E. McAdams, R.P.L.S. No. 2005".
- This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 481042 0275D and Map No. 48471C0275D dated August 16, 2011.
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown.