

# SWEETWATER RANCH

## LOT 26, PHASE I

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT TWENTY-SIX (26) OF SWEETWATER RANCH, PHASE I SUBDIVISION IN NAVARRO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 21, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



THE FOLLOWING EASEMENTS  
DO NOT APPEAR TO AFFECT  
THIS TRACT:

1312/816 NCEC  
1187/793 NCEC  
1149/213 NAVARRO  
1149/218 NAVARRO  
944/348 CWSC  
780/368 BFC  
764/85 BFC  
285/20 CRC

LOT 25

LOT 27

LOT 26

ONE STORY  
BRICK

PROpane  
TANK

BOAT  
HOUSE

TANGENT	BEARING	LENGTH
T1	N78°00'00"W	88.14'
T2	S71°00'00"W	15.00'
T3	S56°00'00"W	50.00'
T4	N85°00'00"W	18.08'

NOTE: ALL BEARINGS  
AND DISTANCES ARE  
CALL AND ACTUAL.

RESTRICTIONS:  
1474/796  
1478/259  
1431/885

SCALE: 1" = 50'  
COUNTY: NAVARRO  
ACREAGE: 1.19 AC

SURVEY: ELIJAH POWERS A-633  
DESCRIPTION: VOL. 1572, PG. 475  
SURVEYED FOR: ALLAN HILL

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of a ground survey made under my direction and supervision. To the best of my knowledge and belief, there are no apparent intrusions or protrusions other than shown on plat. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Conventional Survey. This the 16 day of APRIL, 2003.

**HEARN SURVEYING ASSOCIATES**

FLAME OFFICE CENTER  
ATHENS, TX 75751  
(903) 675-2858

1-800-432-7670

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL  
BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE  
FOR ANY LOSS RESULTING THEREFROM.

**SURVEY RECEIPT AND ACKNOWLEDGMENT WITH HOLD HARMLESS**

Date: APRIL 17, 2003

Loan No: 20034700

Borrower: ALLEN J. HILL and LINDA K. HILL

Legal: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT TWENTY-SIX (26) OF SWEETWATER RANCH, PHASE I SUBDIVISION IN NAVARRO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 21, PLAT RECORDS OF NAVARRO COUNTY, TEXAS

Property Address: 131 SWEETWATER TRAIL  
KERENS, TEXAS 75144

I hereby certify that I have received a copy of the Survey by Hearn Surveying  
dated and am aware of and accept the encroachments, easements, limitations and/or conditions thereon.

I further certify that I am not relying on any representations or warranties of JEFFERSON MORTGAGE SERVICES, INC., Lender, as to the condition of the title or existence of any easements or encroachments thereon. I hereby save and hold the Lender harmless from any and all costs, damages and expenses in any way arising from the existence of the aforementioned encroachments, easements, limitations, and/or conditions and do hereby release Lender from any liabilities arising in any manner therefrom.

Allen J. Hill  
ALLEN J. HILL

Linda K. Hill  
LINDA K. HILL