

LAND TITLE SURVEY

E. CARPENTER STREET / EATON STREET, TRINIDAD, TEXAS 75143

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE N. ADDISON SURVEY, A-17, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED ALL OF A CALLED 3.14 ACRE TRACT (TRACT 1) AND ALL OF A CALLED 5.70 ACRE TRACT (TRACT 2) OF LAND DESCRIBED IN DEED TO PATRICK S. SIM AND LENA D. SIM RECORDED IN VOLUME 2910, PAGE 457 OF THE DEED RECORDS HENDERSON COUNTY, TEXAS (DRHCT).

N. ADDISON
SURVEY A-17

LEGEND

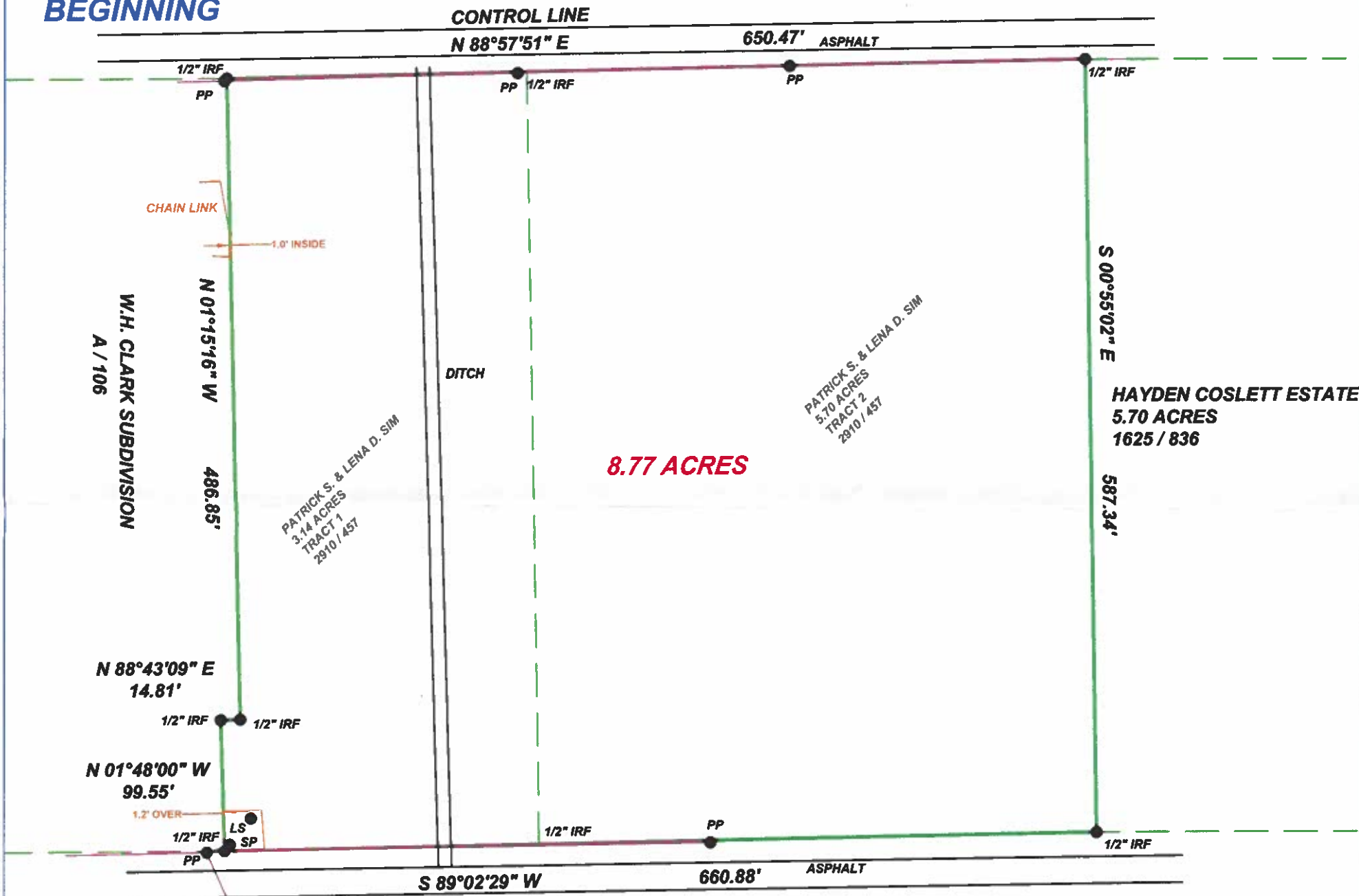
FENCE
OVERHEAD POWER

CONC. = CONCRETE	TB = TELEPHONE BOX
PP = POWER POLE	LP = LIGHT POLE
WM = WATER METER	GM = GAS METER
WV = WATER VALVE	EB = ELECTRICAL BOX
IRF = IRON ROD FOUND	PT = PROPANE TANK
IRS = IRON ROD SET	SP = SERVICE POLE
W/CAP # 4207	FH = FIRE HYDRANT
IPF = IRON PIPE FOUND	BL = BUILD LINE
FC = FENCE CORNER FOUND	UE = UTILITY EASEMENT
BCS = BURIED CABLE SIGN	DE = DRAINAGE EASEMENT
PLM = PIPELINE MARKER	
LS = LIFT STATION	

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83

POINT OF
BEGINNING

EATON STREET



E. CARPENTER STREET

SURVEYORS NOTES

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 THEREFROM.

THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

EASEMENTS AND RESTRICTIONS ADDRESSED WERE LIMITED TO THE FOLLOWING, IN CONNECTION WITH G.F. NO. 22-049-DD OF ATTORNEY'S TITLE COMPANY.

RESTRICTIONS: NONE LISTED ON SCHEDULE "B".

30' ESM. WHEREVER LINES ARE INSTALLED TO TRINITY RIVER SYSTEMS LTD: VOL. 2215, PGS. 103, 105, & 108; VOL. 2223, PGS. 281 & 284



I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL 2022 AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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SEE FIELD NOTES

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674
FIRM# 10114700

DATE PERFORMED: APRIL 11, 2022
SCALE: 1"= 100 FEET
WORK ORDER # 2203003
FIELD BY: TS
DRAWN BY: TF
CHECKED BY: TP
THIS SURVEY WAS PERFORMED FOR:
LIBERTY LAND GROUP, LLC