

LAND TITLE SURVEY

119 ADISON LANE, MABANK, TEXAS 75148

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE M. GARCIA SURVEY, A-241, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 14, OF ENCLAVE OF CEDAR CREEK, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 385,386,384 AND 395 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

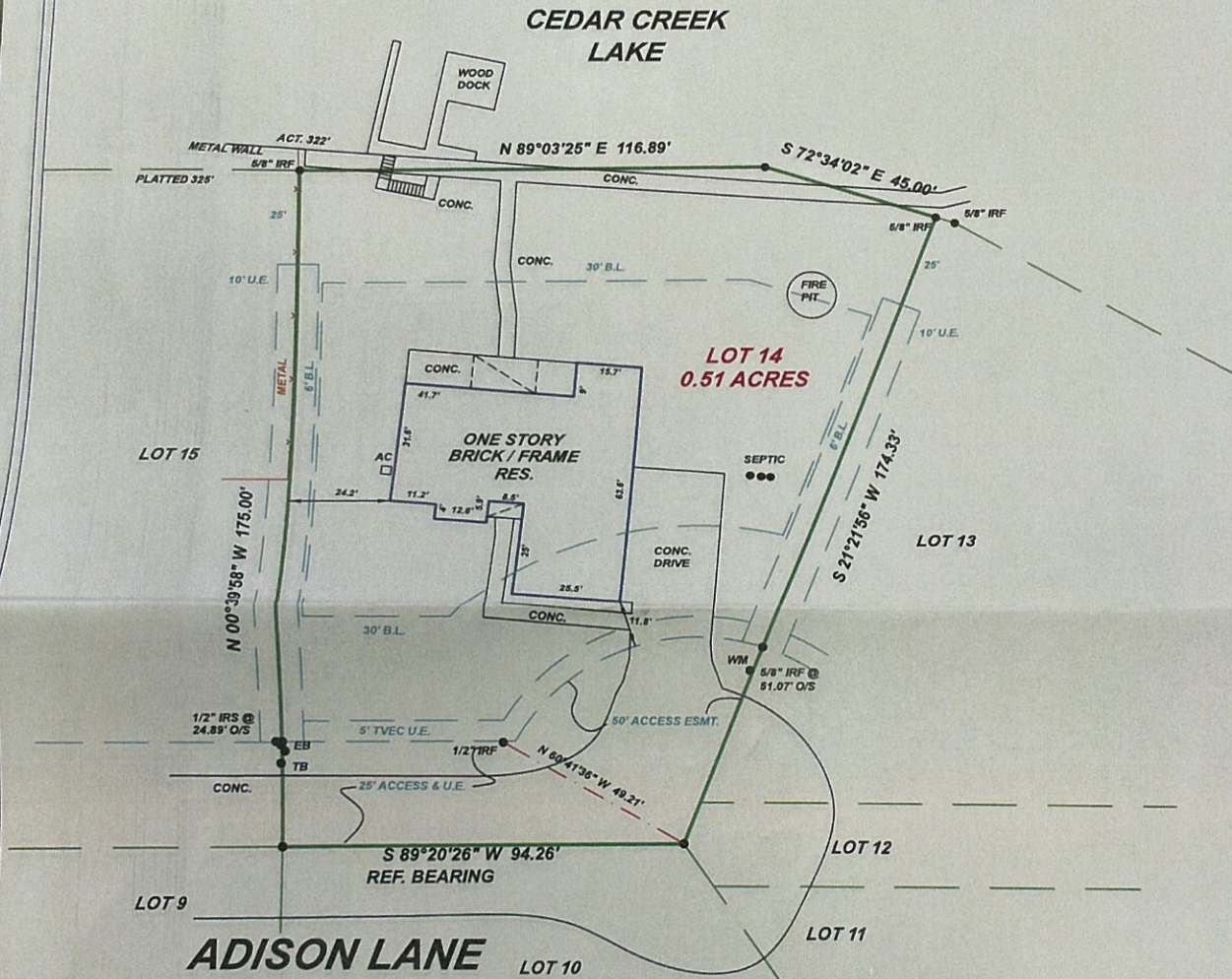
LEGEND

FENCE
OVERHEAD POWER

CONC. = CONCRETE
PP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRF = IRON ROD FOUND
RS = IRON ROD SET
WCAP # 4207
IPF = IRON PIPE FOUND
FC = FENCE CORNER FOUND
BCS = BURIED CABLE SIGN
FLM = PIPELINE MARKER

TB = TELEPHONE BOX
LP = LIGHT POLE
GM = GAS METER
EB = ELECTRICAL BOX
PT = PROPANE TANK
SP = SERVICE POLE
FH = FIRE HYDRANT
BL = BUILDING
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

BASIS OF BEARINGS:
RECORDED PLAT



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.

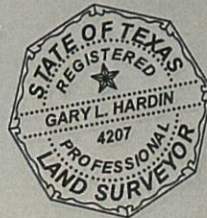
THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

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. R210211HE OF RANGER TITLE COMPANY.

RESTRICTIONS: VOL. 1778, PG. 148; VOL. 1883, PG. 358; INSTR. # 2019-00007508; INSTR. # 2011-00014927; INSTR. # 2011-00007940; INSTR. # 2018-00002486; INSTR. # 2019-00016085



M. GARCIA SURVEY, A-241

UNDERGROUND
ELECTRIC SERVICE

HARDIN SURVEYING

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

DATE PERFORMED: JANUARY 28, 2021

SCALE: 1" = 30 FEET

WORK ORDER #2101154

FIELD BY: LH

THIS SURVEY WAS PERFORMED FOR:

WOLF

DRAWN BY: TF

CHECKED BY: TP

GARY L. HARDIN R.P.L.S. # 4207

SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY TO OLD REPUBLIC TITLE INSURANCE CO., LEADERONE FINANCIAL CORP., GADI WOLF AND RANGER TITLE CO. THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JAN. 2021 AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.