

LAND TITLE SURVEY

18220 COUNTY ROAD 4001, MABANK, TEXAS 75147

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G. ISAACS SURVEY, A-248, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS LOT 10 OF HACKBERRY ACRES, ACCORDING TO THE PLAT RECORDED IN CABINET 3, ENVELOPE 395 OF THE PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

LEGEND

FENCE
X—X—X
OVERHEAD POWER

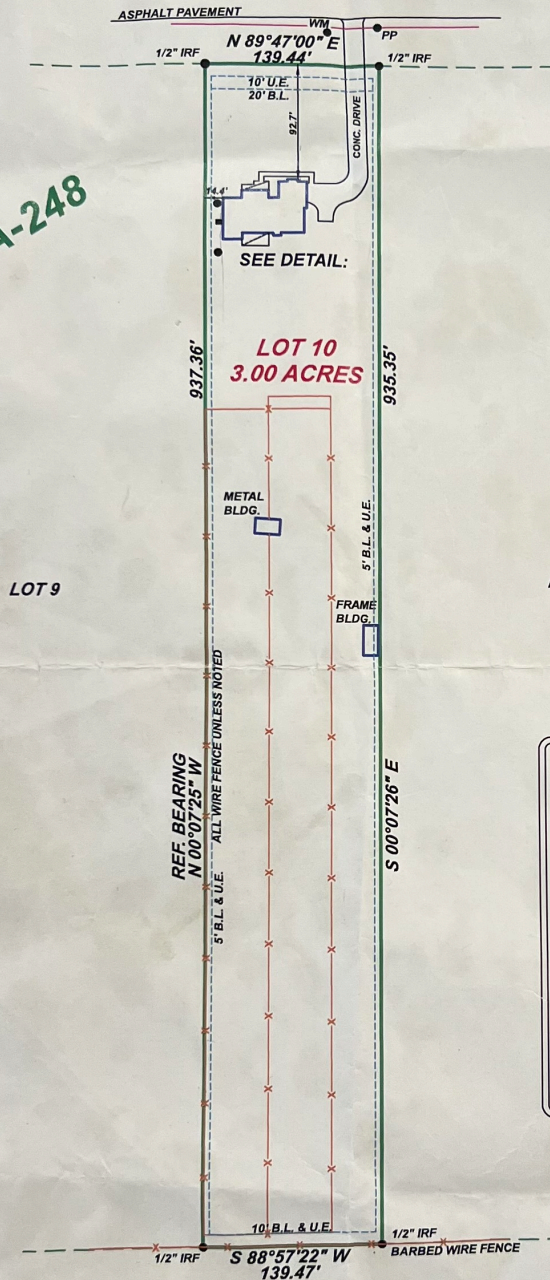
CONC. = CONCRETE
PP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
W/CAP # 4207
IPF = IRON PIPE FOUND
FC = FENCE CORNER FOUND
BCS = BURIED CABLE SIGN
PLM = PIPELINE MARKER

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

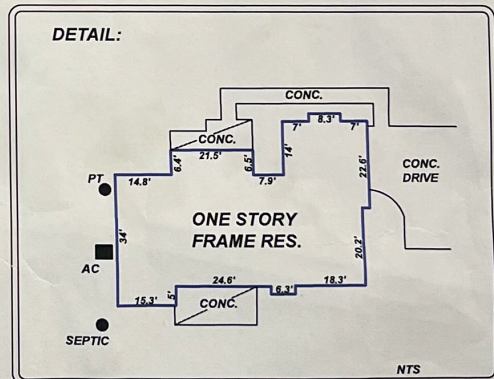
COUNTY ROAD 4001

BASIS OF BEARINGS:
RECORDED PLAT

G. ISAACS
SURVEY A-248



DETAIL:



UNDERGROUND
ELECTRIC

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.

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 JULY 2019, 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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STUART &
ATHENA REEVES
27.33 ACRES
2519/29

EASEMENTS AND RESTRICTIONS ADDRESSED WERE LIMITED TO THE FOLLOWING, IN CONNECTION WITH G.F. NO. 19-1399 OF COLONIAL TITLE COMPANY.

RESTRICTIONS VOL. 5651, PG. 421

HARDIN SURVEYING

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

DATE PERFORMED: JULY 17, 2019

SCALE: 1"= 100 FEET

WORK ORDER # 1907021

FIELDED BY: JT

THIS SURVEY WAS PERFORMED FOR:
COWIN

DRAWN BY: JH

CHECKED BY: TP