

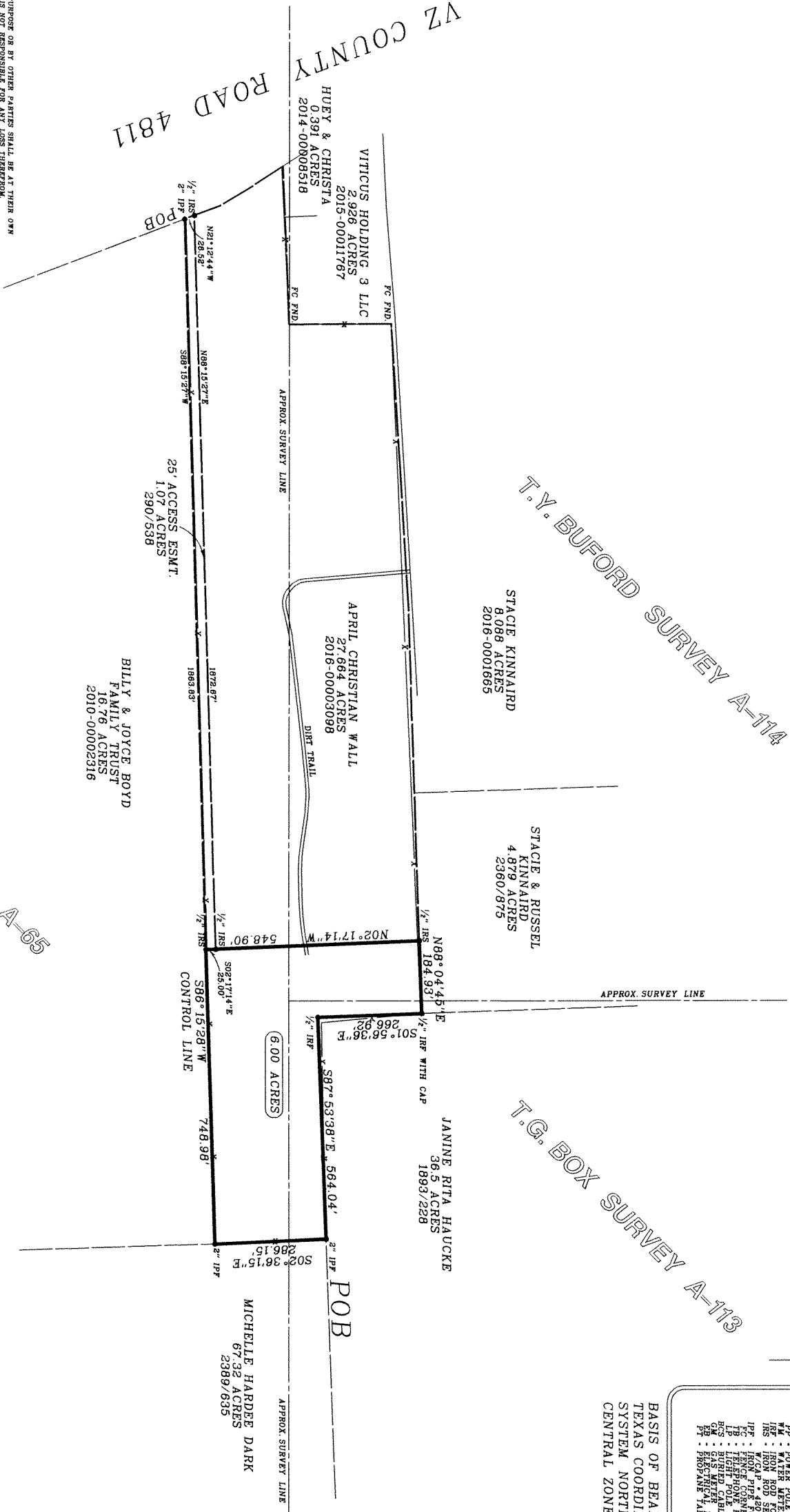
VZ COUNTY ROAD 4811, CHANDLER, TEXAS 75758

LAND DESCRIBED IN DEED TO APRIL CHRISTIAN WALL RECORDED IN DOCUMENT NO. 2016-00003098 OF THE DEED RECORDS HENDERSON COUNTY, TEXAS (DRHCT).

## TELEPHONE LINE

PP - POWER POLE  
WM - WATER METER  
IRF - IRON ROD FOUND  
IRS - IRON ROD SET  
W/CAP - 4207  
IPF - IRON PIPE FOUND  
IFC - FENCE CORNER FOUND  
TB - TELEPHONE BOX  
LP - LIGHT POLE  
BCS - BURIED CABLE SIGN  
GM - GAS METER  
EB - ELECTRICAL BOX  
PI - PROPANE TANK

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



## 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 EXISTING 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.

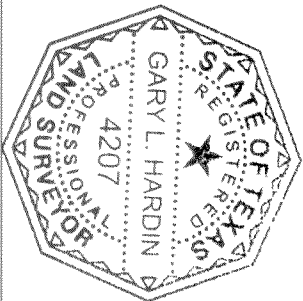
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

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 JAN 2018, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCHROACHMENTS, 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

FILM REGISTRATION NO. 10114700



C.M. BEESON SURVEY A-65

# HARDIN SURVEYING

PO BOX 587  
MABANK, TEXAS 75147  
(903) 887-5674 LOCAL  
(877) 329-6475 TOLL FREE  
(903) 887-0421 FAX

DATE PERFORMED: JANUARY 29, 2018  
SCALE: 1" = 200 FEET  
WORK ORDER #101024 DRAWN BY: P/T  
FIELD BY: TS CHECKED BY: TP  
THIS SURVEY WAS PERFORMED FOR:  
DUTCHESS

FIELD NOTES

6.00 ACRES  
THE WALL TRACT

T.Y. BUFORD SURVEY ABSTRACT NO 114  
T.G. BOX SURVEY ABSTRACT NO 113  
C.M. BEESON SURVEY ABSTRACT NO. 65

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T.Y. BUFORD SURVEY, A-114, THE T.G. BOX SURVEY A-113 AND THE C. M. BEESON SURVEY, A-65, CITY OF CHANDLER, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 27.664 ACRE TRACT OF LAND DESCRIBED IN DEED TO APRIL CHRISTIAN WALL RECORDED IN DOCUMENT NO. 2016-00003098 OF THE DEED RECORDS HENDERSON COUNTY, TEXAS (DRHCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 2” iron pipe found in the south line of the Janine Rita Haucke 36.5 acre tract as described in Deed recorded in Volume 1893, Page 228 of the DRHCT, being the northwest corner of the Michelle Hardee Dark 67.32 acre tract as described in Deed recorded in Volume 2389, Page 635 of the DRHCT, being the most eastern northeast corner of this tract;

THENCE, S 02°36’15” E, 286.15 feet along the common line of the Dark 67.32 acre tract and this tract to a 2” iron pipe found passing the south line of the T.G. Box Survey, A-133, and the north line of the C.M. Beeson Survey, A-65, being the northeast corner of this Billy and Joyce Boyd Family Trust 16.76 acre tract as described in Deed recorded in Document No. 2010-00002316 of the DRHCT, being the southeast corner of this tract;

THENCE, S 86°15’28” W (Control Line), 748.98 feet along the common line of the Boyd Family Trust 16.76 acre tract and this tract to a ½” iron rod set with a plastic cap labeled #4207 in the south east corner of the April Christian Wall 27.664 acre tract as described in Deed recorded in Document No. 2016-00003098 of the DRHCT, being the southwest corner of this tract;

THENCE, N 02°17’14” W, 548.90 feet through the Wall 27.664 acre tract, passing the north line of the C. M. Beeson Survey A-65, the south line of the T. Y. Buford Survey A-114, to a 1/2” iron rod set with a plastic cap labeled #4207 in the south line of the Stacie and Russell Kinnaird 4.879 acre tract as described in Deed recorded in Volume 2360, Page 228 of the DRHCT, being the most western northwest corner of this tract;

THENCE, N 88°04’45” E, 184.93 feet along the common line of the Kinnaird 4.879 tract and this tract, passing the east line of the T. Y. Buford Survey, A-114, and the west line of the T. G. Box Survey, A-113 to a ½” iron rod found with a plastic cap labeled #4207 west line of the Janine Rita Haucke 36.5 acre tract as described in Deed recorded in Volume 1893, Page 228 of the DRHCT and the most western northeast corner of this tract;

THENCE, S 01°56’36” E, 266.92 feet along the east line of the Haucke 36.5 acre tract tract to a ½” iron rod found in the southwest corner of the Haucke 36.5 acre tract, being the most southern northwest corner of this tract;

THENCE, S 87°53’38” E, 564.04 feet along the south line of the Haucke 36.5 acre tract to the POINT OF BEGINNING and CONTAINING 6.00 ACRES OF LAND MORE OR LESS.

25’ ACCESS EASMENT;

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE C. M. BEESON SURVEY, A-65, CITY OF CHANDLER, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 27.664 ACRE TRACT OF LAND DESCRIBED IN DEED TO APRIL CHRISTIAN WALL RECORDED IN DOCUMENT NO. 2016-00003098 OF THE DEED RECORDS HENDERSON COUNTY, TEXAS (DRHCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 2” iron pipe found in the east line of county road 4811, in the southwest corner of the April Christian Wall 27.664 acre tract as described in Deed recorded in Document No. 2016-00003098 of the DRHCT, the northwestern corner of the Boyd Family Trust as described in Deed recorded in Document No. 2010-00002316 being the southwest corner of this easement;

THENCE, N 21°12’44” W, 26.52 feet along the east line of county road 4811, the west line of the Wall 27.664 acre tract to a ½” iron rod set with a plastic cap labeled #4207, being the northwest corner of this easement;

THENCE, N 88°15’27” E, 1872.67 feet through the Wall 27.664 acre tract to a ½” iron rod set with a plastic cap labeled #4207 found in the east line of the Wall 27.664 acre tract, the west line of a 6.00 acre tract surveyed out this day, being the northeast corner of this easement;

THENCE, S 02°17’14” E, 25.00 feet along the common line of the Wall 27.664 acre tract, the 6.00 acre tract surveyed out this day, and this easement, to a ½” iron rod set with a plastic cap labeled #4207, being the southeast corner of the Wall 27.664 acre tract, the southwest corner of the 6.00 acre tract surveyed out this day, the southwest corner of this easement;

THENCE, S 88°15’27” W, 1863.83 feet along the common line of the Wall 27.664 acre tract and this easement to the POINT OF BEGINNING and CONTAINING 1.07 ACRES OF LAND MORE OR LESS.


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

**SURVEYOR'S CERTIFICATE**

**DATE: JANUARY 29, 2018**

**TO: DUTCHOVER**

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed **EXCLUSIVELY** for the above mentioned parties. **USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.**

  
GARY L. HARDIN, RPLS NO. 4207  
FIRM REGISTRATION NO. 10114700  
W.O.# 1801024 (SEE SURVEY)

