

LAND TITLE SURVEY

FM 1836, KAUFMAN, TEXAS 75124

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE W. COLWELL SURVEY, A-83 KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOT 3 OF KAUFMAN ESTATES ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

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.

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.

RESTRICTIONS: VOL. 734, PG. 874;

BLANKET WATERLINE ESMT. WHEREVER LINES ARE INSTALLED TO COULLEGE MOUND WATER SUPPLY CORP. VOL. 121, PG. 872

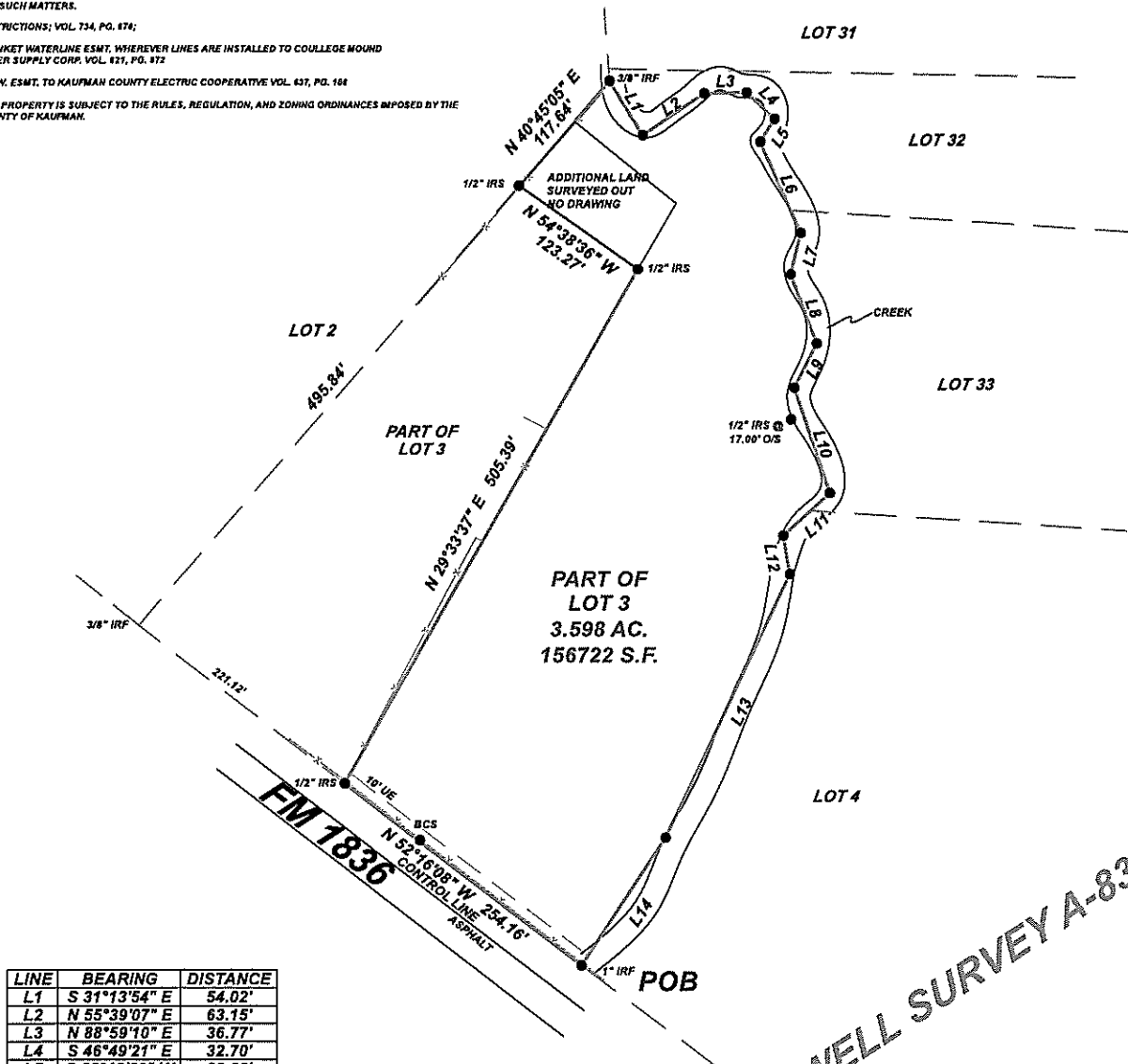
R.O.W. ESMT. TO KAUFMAN COUNTY ELECTRIC COOPERATIVE VOL. 637, PG. 164

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE COUNTY OF KAUFMAN.

LEGEND

FENCE
OVERHEAD POWER
CONC. = CONCRETE
PP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
WICAP # 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

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



LINE	BEARING	DISTANCE
L1	S 31°13'54\" E	54.02'
L2	N 55°39'07\" E	63.15'
L3	N 88°59'10\" E	36.77'
L4	S 46°49'21\" E	32.70'
L5	S 32°13'33\" W	23.02'
L6	S 24°04'06\" E	85.01'
L7	S 13°47'27\" W	36.40'
L8	S 20°40'03\" E	63.07'
L9	S 27°00'14\" W	42.47'
L10	S 18°38'00\" E	95.01'
L11	S 47°37'49\" W	54.12'
L12	S 09°48'30\" E	33.30'
L13	S 25°19'34\" W	249.47'
L14	S 33°09'45\" W	130.45'

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 SEPT. 2025, 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

SEE FIELD NOTES
© 2025 ALL RIGHTS RESERVED



W. COLWELL SURVEY A-83

HARDIN
SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: SEPTEMBER 24, 2025 WORK ORDER # 2508117-B
SCALE: 1"= 100 FEET FIELD BY: GF DRAWN BY: BH
SURVEY PERFORMED FOR: