

**NOTES:**

1. UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS INC. IS NOT LIABLE NOR RESPONSIBLE FOR THE LOCATING OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY. CALL 811 BEFORE YOU DIG.

2. THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 48199C0530F DATED 10/06/2010.

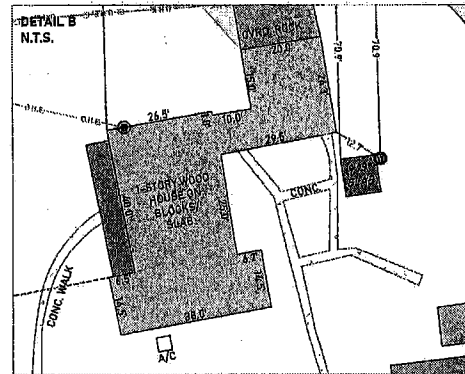
3. DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID SCALE FACTOR: 1.00030000000.

**SCHEDULE B:**

10(G). SUBJECT TO ORDINANCES BY THE LUMBERTON MUNICIPAL UTILITY DISTRICT RECORDED IN/UNDER VOLUME 773, PAGE 445, D.R.H.C.; VOLUME 788, PAGE 353, D.R.H.C. AND VOLUME 848, PAGE 45, O.P.R.H.C., VOLUME 1123, PAGE 866, O.P.R.H.C., AND CLERK'S FILE NOS. 2013-35728, 2016-69154, 2017-79145, 2018-88888, 2019-98929, 2020-108091, 2021-119211, O.P.R.H.C.

10(H). SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF LUMBERTON MUNICIPAL UTILITY DISTRICT.

DETAIL A  
N.T.S.  
EMPHASIS ON STORAGE CONTAINER  
OVER NORTH PROPERTY LINE



- LEGEND:**
- M = MEASURE
  - R = RECORD
  - I.R. = IRON ROD
  - C.M. = CONCRETE MONUMENT
  - O.H.E. = POWER POLE
  - E.L. = ELECTRIC LINE
  - E.M. = ELECTRIC METER
  - M.P. = METER POLE
  - S.E. = SEPTIC
  - W. = WELL
  - CD = COVERED DIRT
  - CC = COVERED CONC.
  - WB = WOOD BLDG ON (MATERIAL)
  - MB = METAL BLDG ON (MATERIAL)

1" = 80'

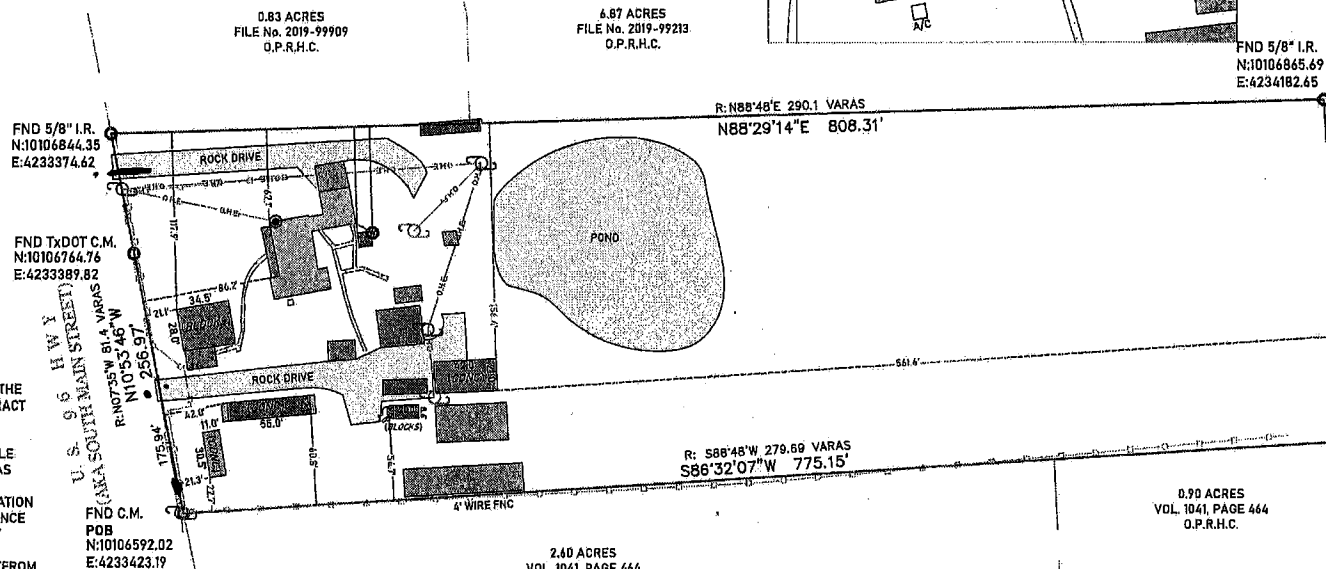
FND 5/8" I.R.  
N:10106865.69  
E:4234182.65

0.71 ACRES  
FILE NO. 2017-76199  
O.P.R.H.C.

FND 5/8" I.R.  
N:10106638.84  
E:4234196.92

0.90 ACRES  
VOL. 1041, PAGE 464  
O.P.R.H.C.

2.40 ACRES  
VOL. 1041, PAGE 464  
O.P.R.H.C.



SURVEYED FOR:  
JLT CAPITAL LLC.

**567 SOUTH MAIN STREET  
LUMBERTON, TX 77657**

BEING ALL OF THE SAME  
TRACT DESCRIBED IN  
VOL. 1774, PAGE 138  
O.P.R.H.C.

**M: 4.37 ACRES**

I, J.D. McCLENNAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 4.37 ACRE TRACT IN THE E. DUNCAN LEAGUE, ABSTRACT No. 14, HARDIN COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



J.D. McClellan  
Registered Professional Land Surveyor  
Texas Registration Number 2512

DRAWN BY:	ANB	DATE:	11/11/2024
CHECKED BY:	JDMC	G. F. NO.:	24-829487-PA
JOB NO.:	24-816	BK/Pg:	236/47



**B-LINE SURVEYORS, INC.**  
409-780-7147

LAND SURVEYING - ELEVATION CERTIFICATES  
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FIRM REGISTRATION NO.: 10109900