

LAND TITLE SURVEY

BARNES ROAD, MABANK, TEXAS 75147

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.T. WALTERS SURVEY, A-794, CITY OF MABANK, HENDERSON COUNTY, TEXAS BEING DESCRIBED AS PART OF A CALLED 134.65 ACRE TRACT OF LAND DESCRIBED IN DEED TO KR SQUARED, LLC. RECORDED IN DOCUMENT NO. 2022-00003013 OF THE DEED RECORDS, HENDERSON COUNTY, TEXAS (DRHCT).

G.T. WALTERS SURVEY, A-794

LEGEND

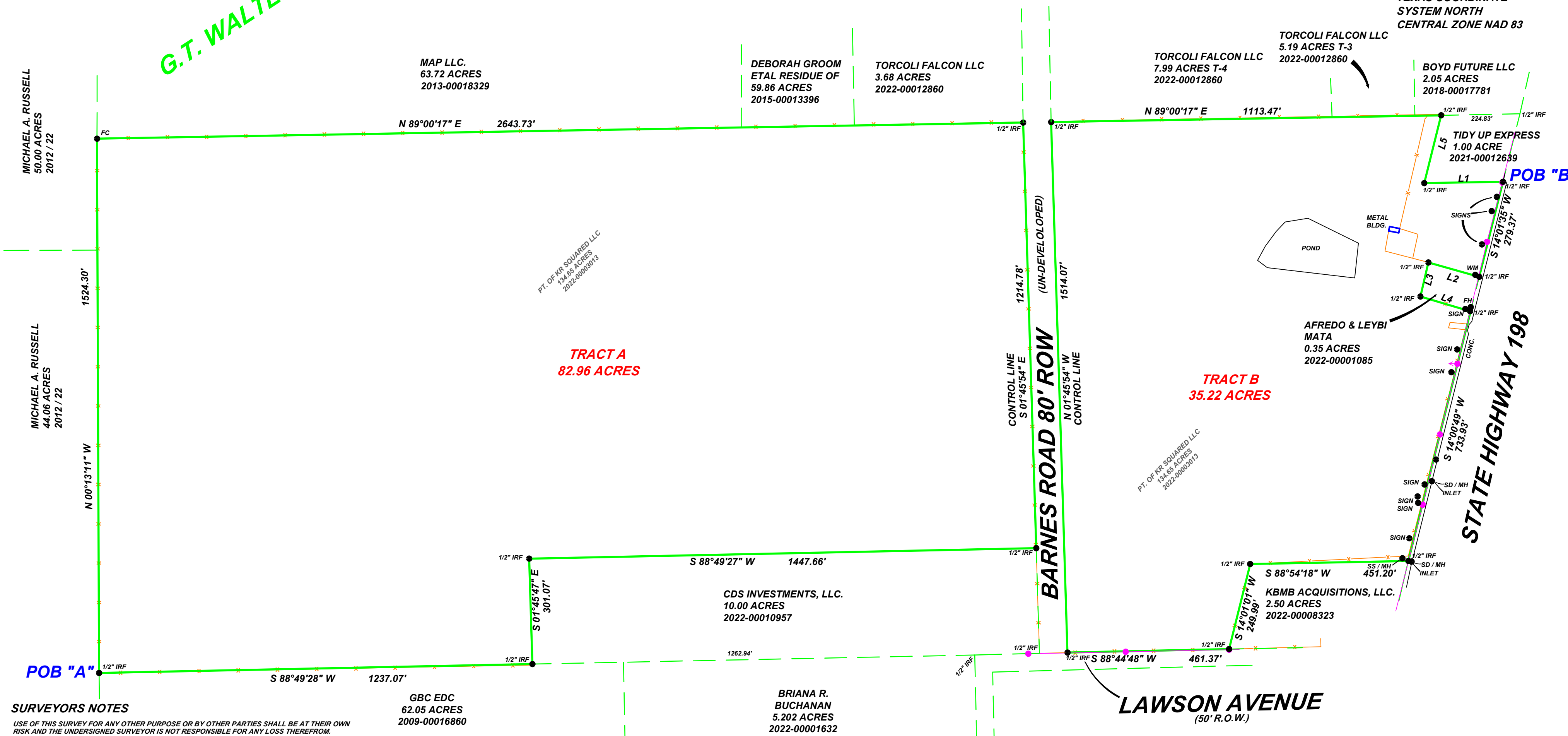
FENCE

PP = POWER POLE OVERHEAD POWER

CONC. = CONCRETE
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 = BUILDING
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

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 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. CCT-2306018 OF CEDAR CREEK TITLE COMPANY.

RESTRICTIONS: NONE IN SCHED. "B"

15' WATERLINE ESMT. TO THE CITY OF MABANK WHEREVER LINES ARE INSTALLED: VOL. 628, PGS. 84 & 85

30' RIGHT OF WAY ESMT. TO GULF STATES UNITED TELEPHONE: VOL. 757, PG. 577

IN MY OPINION AS A SURVEYOR (NOT A LEGAL OPINION) THE FOLLOWING DO NOT APPEAR TO AFFECT THIS TRACT: VOL. 233, PGS. 319 & 330; VOL. 213, PG. 479; VOL. 294, PG. 627;

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 JUNE 2023 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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SEE FIELD NOTES



LINE	BEARING	DISTANCE
L1	N 88°59'39" E	224.70'
L2	N 74°18'20" W	150.80'
L3	S 13°12'12" W	99.72'
L4	S 73°29'41" E	149.46'
L5	S 14°01'02" W	199.43'

HARDIN SURVEYING

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

DATE PERFORMED: JUNE 28, 2023 WORK ORDER # 2306132
SCALE: 1" = 200 FEET FIELD BY: TS DRAWN BY: TF
SURVEY PERFORMED FOR: SHACKELFORD