

LAND TITLE SURVEY

190 THUNDERBIRD DRIVE, MABANK, TEXAS 75156

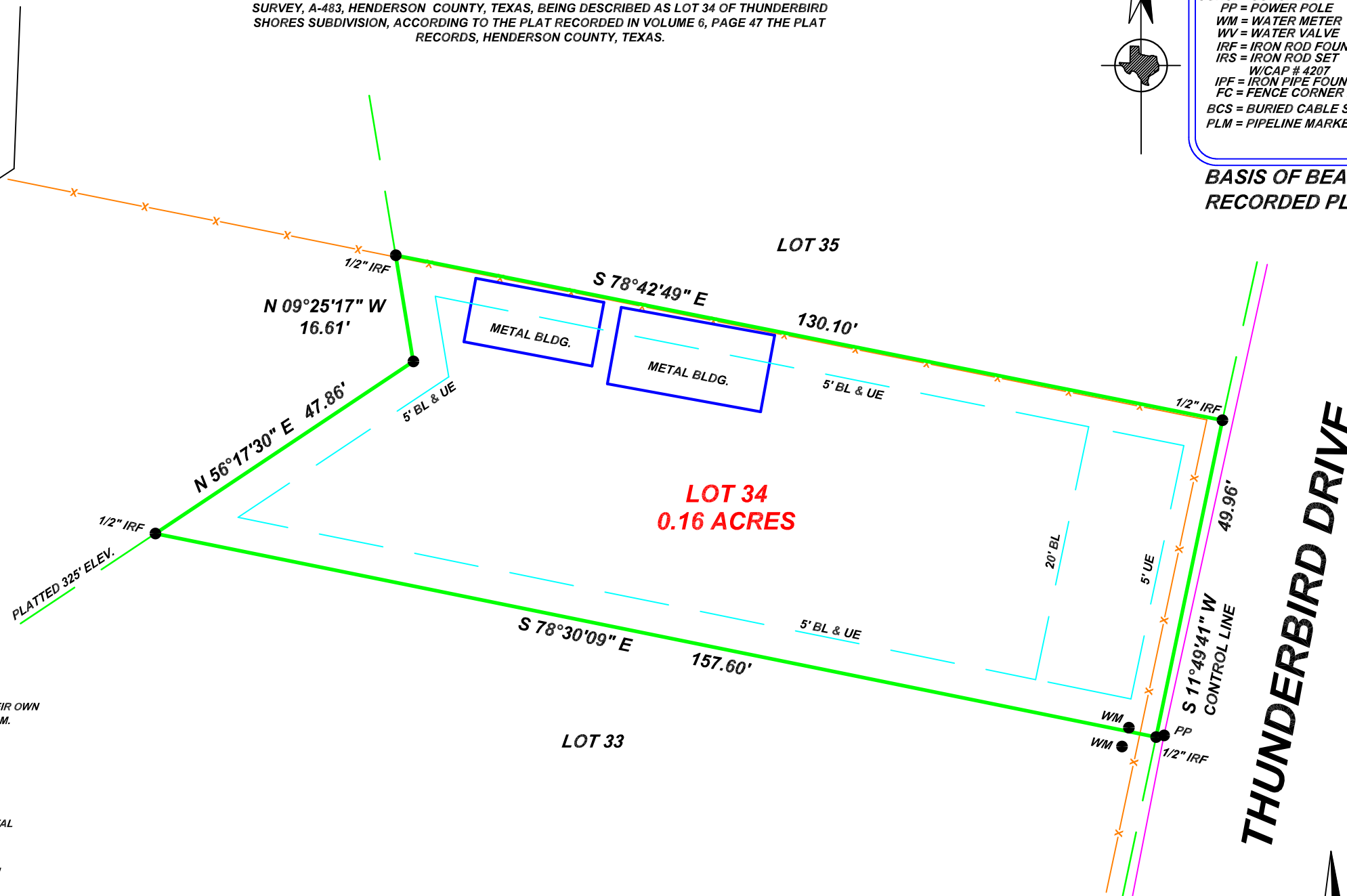
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE B. MEDRO SURVEY, A-483, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 34 OF THUNDERBIRD SHORES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 47 THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.

B. MEDRO SURVEY A-483

CEDAR CREEK LAKE

LEGEND	
	FENCE
	OVERHEAD POWER
CONC. = CONCRETE	TB = TELEPHONE BOX
PP = POWER POLE	LP = LIGHT POLE
WM = WATER METER	GM = GAS METER
WV = WATER VALVE	EB = ELECTRICAL BOX
IRF = IRON ROD FOUND	PT = PROPANE TANK
IRS = IRON ROD SET	SP = SERVICE POLE
W/CAP # 4207	FH = FIRE HYDRANT
IPF = IRON PIPE FOUND	BL = BUILD LINE
FC = FENCE CORNER FOUND	UE = UTILITY EASEMENT
BCS = BURIED CABLE SIGN	DE = DRAINAGE EASEMENT
PLM = PIPELINE MARKER	

**BASIS OF BEARINGS:
RECORDED PLAT**



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.LT-1938-1900382200081 OF LAWYERS TITLE COMPANY.

RESTRICTIONS: VOL. 634, PG. 232; VOL. 2521, PG. 713
STIPULATIONS: VOL. 497, PG. 179;

IN MY OPINION AS A SURVEYOR (NOT A LEGAL OPINION) THE FOLLOWING DO NOT APPEAR TO AFFECT THIS TRACT; VOL. 59, PG. 336; VOL. 294, PG. 627; VOL. 547, PG. 216; VOL. 550, PG. 476; VOL. 556, PG. 145; VOL. 621, PG. 653;

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 2022, 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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HARDIN SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: JUNE 17, 2022 WORK ORDER # 2205128
SCALE: 1"= 20 FEET FIELD BY: JT DRAWN BY: MM
SURVEY PERFORMED FOR: TREASURE ISLE, LLC