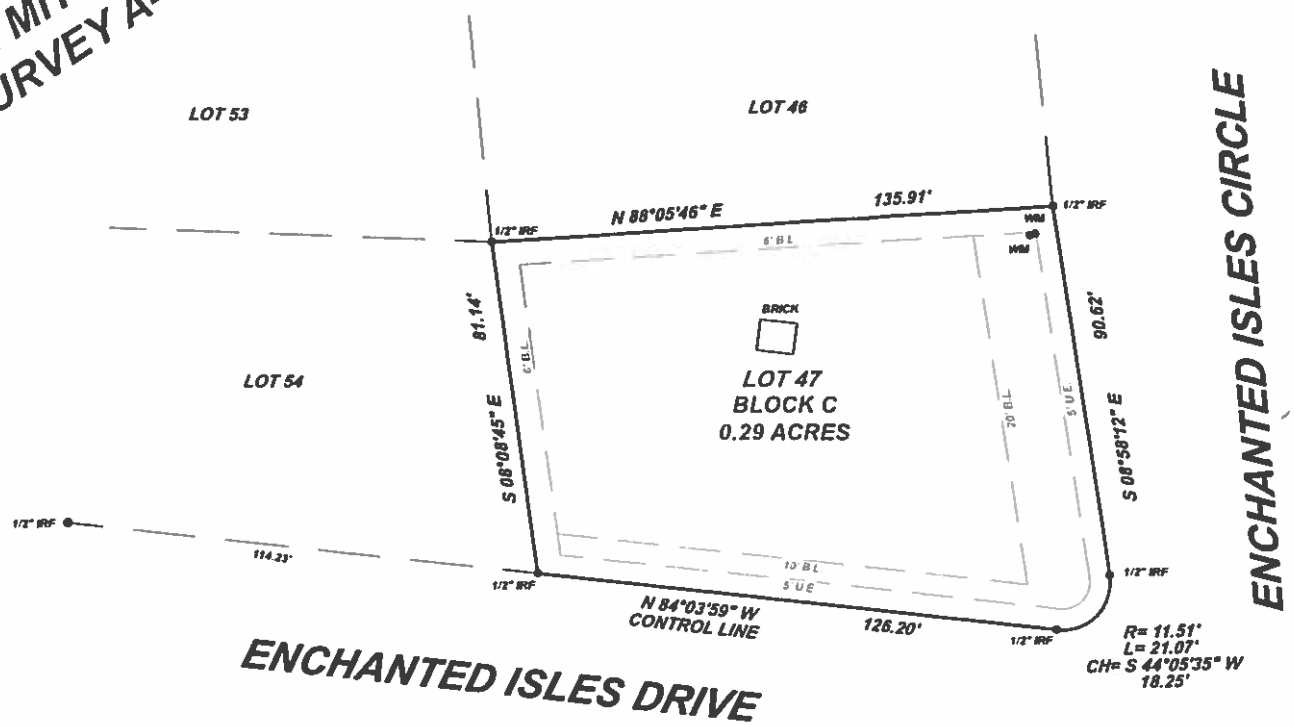
LAND TITLE SURVEY

ENCHANTED ISLES DRIVE, MABANK, TEXAS 75156

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T.S. MITCHELL SURVEY, A-488, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 47, BLOCK C, OF ENCHANTED ISLES, SECTION TWO, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 394 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS.



LEGEND

FENCE

OVERHEAD POWER

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

STATE OF TEXAS
REGISTERED
GARY L. HARDIN
4207
PROFESSIONAL
LAND SURVEYOR

I GARY L. HARDIN R P.L.S. # 4207, DO HERSBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER BY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL 2021, 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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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. 833, PG. 78; VOL. 842, PG. 833

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674
FIRM# 10114700

DATE PERFORMED: APRIL 15, 2021
SCALE: 1"= 30 FEET
WORK ORDER # 2002035-B
DRAWN BY: CT
FIELDED BY: JT
CHECKED BY: TP
THIS SURVEY WAS PERFORMED FOR: COGBURN