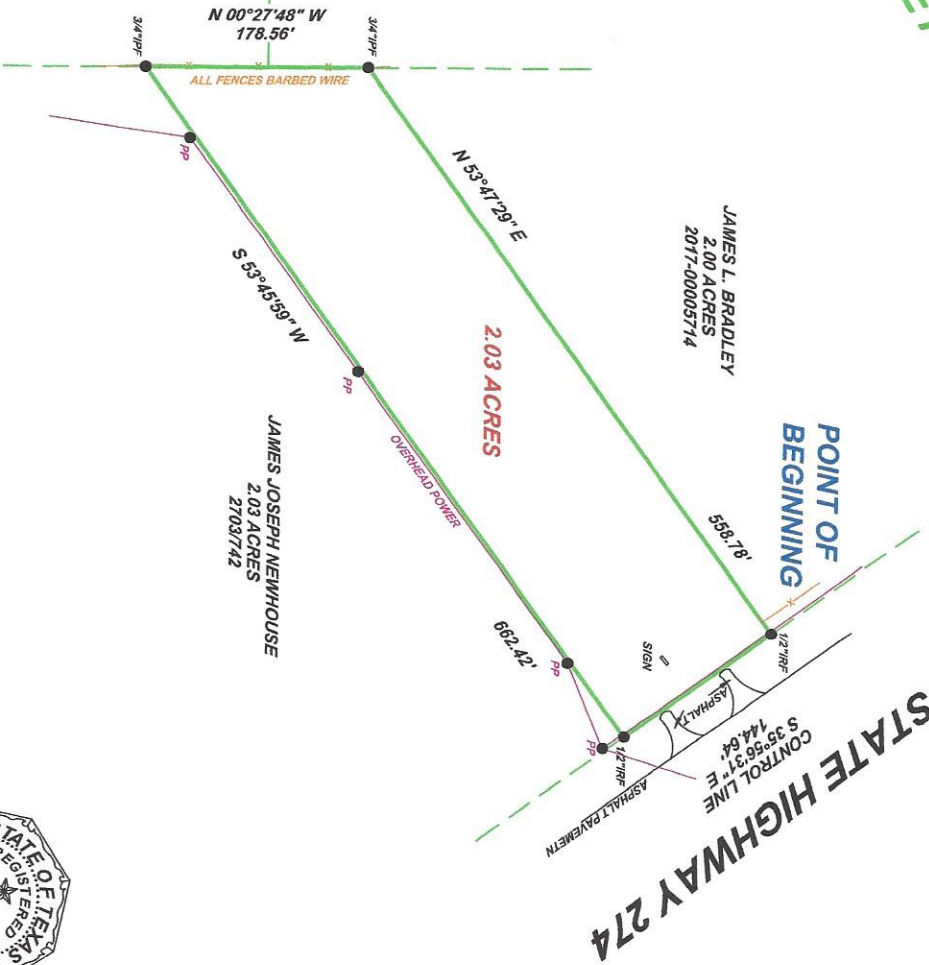


G. HANCOCK SURVEY A-360

LAND TITLE SURVEY

STATE HIGHWAY 274, KEMP, TEXAS 75143

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G. HANCOCK SURVEY A-360, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO LLOYD G. FRUGE RECORDED IN INSTRUMENT NUMBER 2013-00017028 OF THE OFFICIAL PROPERTY RECORDS HENDERSON COUNTY, TEXAS (OPPHCOT).



STATE HIGHWAY 274



LEGEND	
—	OVERHEAD POWER
—X—	FENCE
—	CONC. = CONCRETE
PP	POLE
WM	WATER METER
WV	WATER VALVE
NS	NON-ROAD SOUND
NS	NON-ROAD SOUND
WCAP # 4207	
PPS	POSTS FOUND
FC	FOUNDATION
BGS	BURIED CABLE SIGN
PLM	PIPELINE MARKER
1B	TELEPHONE BOX
GM	GAS METER
EB	ELECTRICAL BOX
PT	PROPANE TANK
SP	SERVICE POLE
BI	BURIED IRRIGATION
UE	UTILITY EASEMENT
DE	DEED EASEMENT

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE MAD 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 CANALS, DRAINAGE 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 MADE A REASONABLE AND DILIGENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

I, GARY L. HARDIN, P.L.S. & S.T., DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULT OF MY PERSONAL OBSERVATION AND SUPERVISION DURING THE MONTH OF FEBRUARY 2021, AND ALL CORNERS ARE SHOWN AS THEY EXIST. ALL VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207

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SEE FIELD NOTES

HARDIN SURVEYING

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

DATE PERFORMED: FEBRUARY 25, 2021
SCALE: 1" = 100 FEET
WORK ORDER # 2101094
FIELDED BY: GF
CHECKED BY: TP
THIS SURVEY WAS PERFORMED FOR: FRUZE

FIELD NOTES

2.03 ACRES

G. HANCOCK SURVEY

THE FRUGE TRACT

ABSTRACT NO. 360

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G. HANCOCK SURVEY, A-360, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO LLYOD C. FRUGE RECORDED IN INSTRUMENT NUMBER 2019-00017028 OF THE OFFICIAL PROPERTY RECORDS HENDERSON COUNTY, TEXAS (OPRHCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found in the west line of State Highway 274, the southeast corner of the James L. Bradley 2.00 acre tract of land described in Deed recorded in Instrument number 2017-00005714 of the OPRHCT, the northeast corner of the above mentioned 2.00 acre Fruge tract and this tract;

THENCE, S 35°56'31" E (Control Line), 144.64 feet along the west line of State Highway 274 and the east line of this tract to a ½" iron rod found at the northeast corner of the James Joseph Newhouse 2.03 acre tract of land described in Deed recorded in Volume 2703, Page 742 of the DRHCT, being the southeast corner of this tract;

THENCE, S 53°45'59" W, 662.42 feet along the common line of the Newhouse 2.03 acre tract and this tract to a ¾" iron pipe found in the east line of Lot 7, Block 1 of Forest Acres recorded in Cabinet B, Slide 126 of the PRHCT, being the southwest corner of this tract;

THENCE, N 00°27'48" W, 178.56 feet along the common line of Lot 7 and this tract passing the southeast corner of Lot 6, Block 1, of Forest Acres to a ¾" iron pipe found at the southwest corner of the Bradley 2.00 acre tract, being the northwest corner of this tract;

THENCE, N 53°47'29" E, 558.78 feet along the common of the Bradley 2.00 acre tract and this tract to the POINT OF BEGINNING and CONTAINING 2.03 ACRES OF LAND MORE OR LESS.

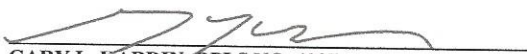
BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: FEBRUARY 25, 2021

TO: FRUGE

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.


GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 2101094 (SEE SURVEY)

