



# LAND TITLE SURVEY

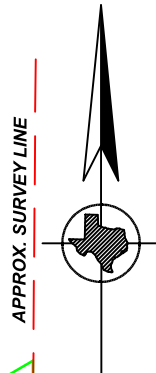
COUNTY ROAD 505, FAIRFIELD TEXAS, 75840

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE W. VAN SURVEY, A-625, FREESTONE COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 39.43 ACRE TRACT (SECOND TRACT) OF LAND DESCRIBED IN DEED TO RAYMOND BLALOCK AND DEBRA BLALOCK RECORDED IN DOC.# 2022575, OF THE DEED RECORDS FREESTONE COUNTY, TEXAS (DRFCT).

J.P. BORDEN  
SURVEY A-100

## LEGEND

-  FENCE  
 OVERHEAD POWER  
 CONC. = CONCRETE  
 PP = POWER POLE  
 WM = WATER METER  
 WV = WATER VALVE  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET  
 W/CAP # 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

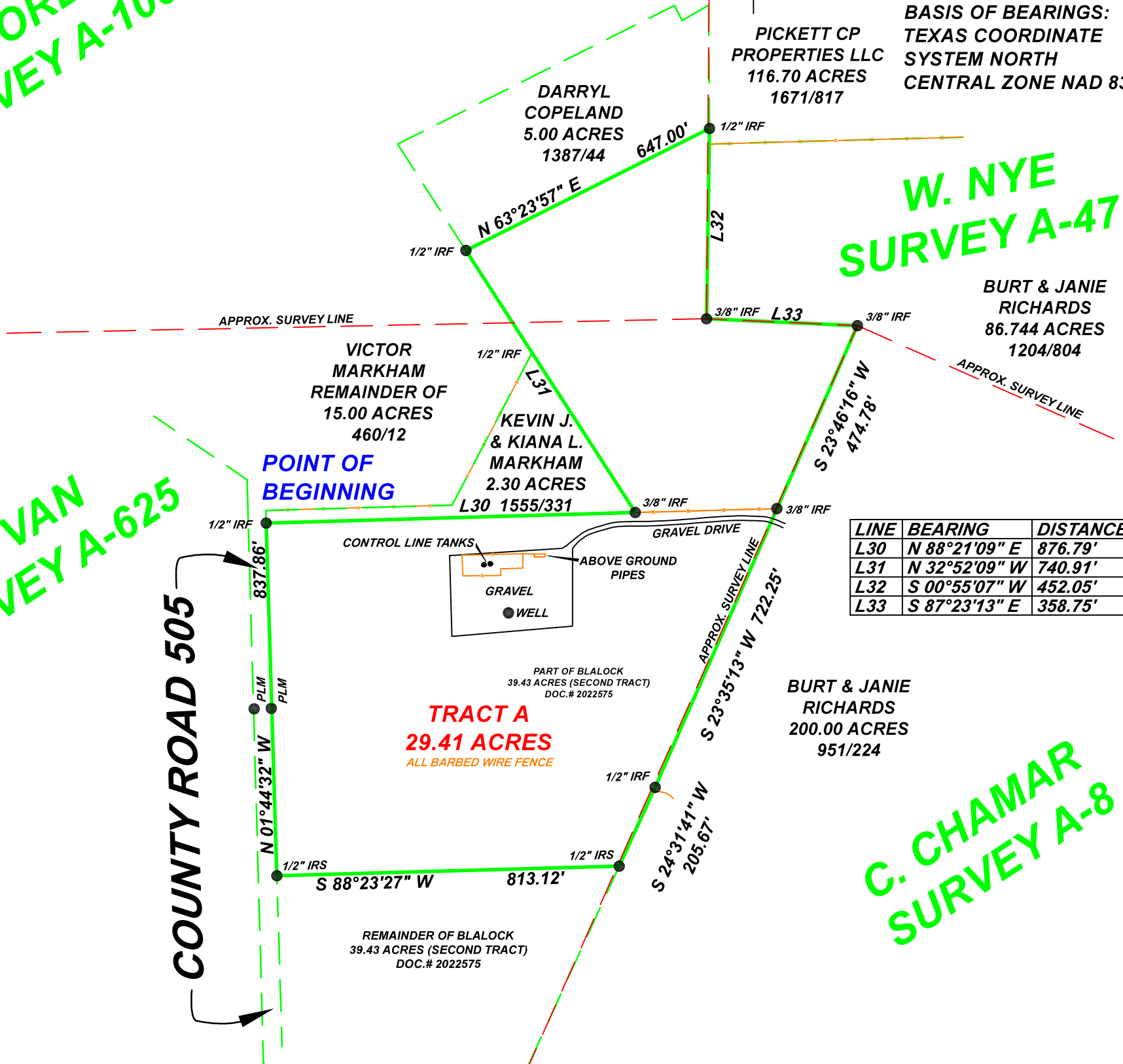
PICKETT CP  
PROPERTIES LLC  
116.70 ACRES  
1671/817

W. NYE  
SURVEY A-472

BURT & JANIE  
RICHARDS  
86.744 ACRES  
1204/804

W. VAN  
SURVEY A-625

COUNTY ROAD 505



LINE	BEARING	DISTANCE
L30	N 88°21'09" E	876.79'
L31	N 32°52'09" W	740.91'
L32	S 00°55'07" W	452.05'
L33	S 87°23'13" E	358.75'

BURT & JANIE  
RICHARDS  
200.00 ACRES  
951/224

C. CHAMAR  
SURVEY A-8

### 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.

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE CITY OF FAIRFIELD.

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 NOVEMBER 2023, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.



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

DATE PERFORMED: NOVEMBER 2, 2023 SCALE: 1"= 300 FEET  
WORK ORDER # 2310045 FIELD BY: TS DRAWN BY: TE  
SURVEY PERFORMED FOR: BLAYLOCK

GARY L. HARDIN R.P.L.S. # 4207  
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

SEE FIELD NOTES  
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