

LAND TITLE SURVEY

5581 NANCY CIRCLE, CHANDLER, TEXAS 75758

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE M. CORTINAS SURVEY, A-5, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 15A, BLOCK A OF BROWN'S LANDING PHASE II ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2020-0000546, CABINET G, SLIDE 183 OF THE PLAT RECORDS HENDERSON COUNTY, TEXAS.

M. CORTINAS SURVEY, A-5

NANCY CIRCLE
(50' ROW)

R = 325.00'
L = 353.66'
CH = N 72°18'40" E
336.47'

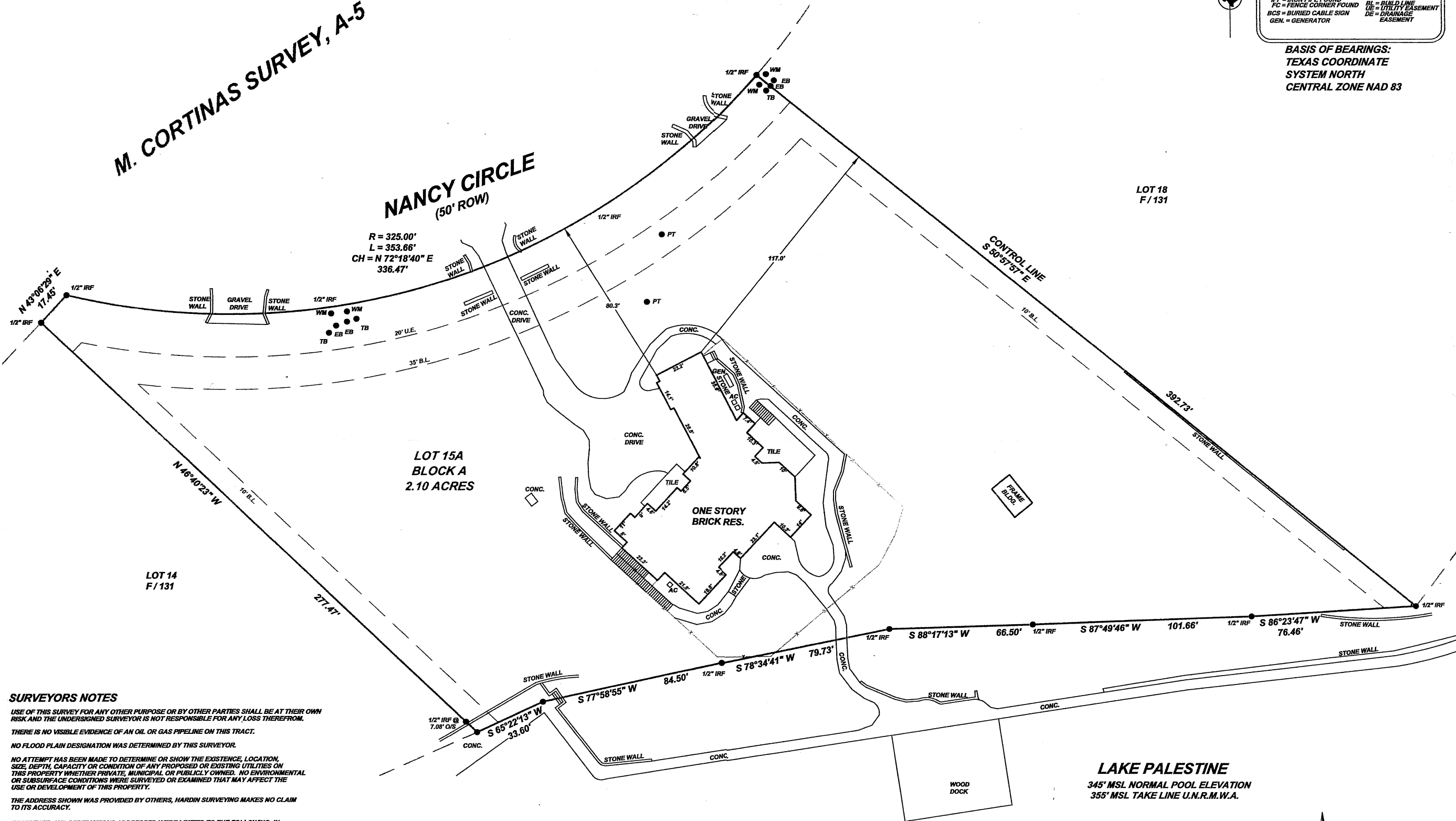
LOT 15A
BLOCK A
2.10 ACRES

ONE STORY
BRICK RES.

LAKE PALESTINE
345' MSL NORMAL POOL ELEVATION
355' MSL TAKE LINE U.N.R.M.W.A.

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
B/C = BURIED CABLE SIGN	DE = DRAINAGE EASEMENT
GEN. = GENERATOR	

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. 2238108-SCDF OF INDEPENDENCE TITLE COMPANY.

RESTRICTIONS: VOL. 2889, PG. 839; DOC. #S 2010-00009137; 2010-00009574; 2020-00002782; 2020-00004867; 2020-00011430; 2020-00002357; 2022-00002755

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 SEPT. 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: SEPT. 21, 2022 WORK ORDER # 2209079
SCALE: 1"= 30 FEET FIELD BY: TS DRAWN BY: TF
SURVEY PERFORMED FOR: JOHNSON