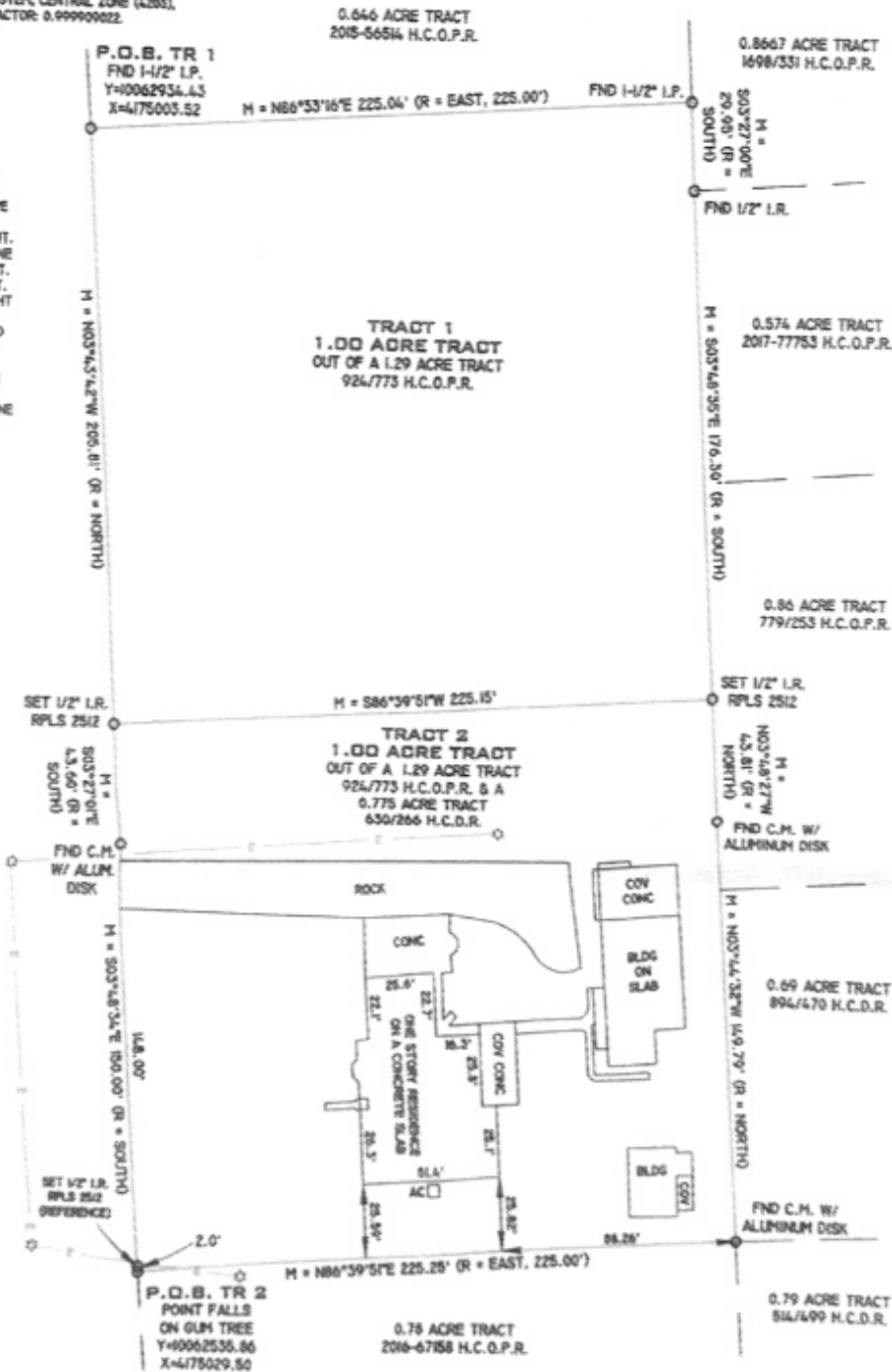


DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4205), GRID SCALE FACTOR: 0.999900022.

LEGEND:
 M = MEASURE
 R = RECORD
 I.P. = IRON ROD
 I.P. = IRON PIPE
 C.M. = CONCRETE MONUMENT
 P.P. = FINISHED PIPE
 U.E. = UTILITY ESMT.
 B.L. = BUILDING LINE
 A.E. = AERIAL ESMT.
 D.E. = DRAIN ESMT.
 S.L.E. = STREET LIGHT ESMT.
 U.G.E. = UNDERGROUND ELECTRIC
 ○ = POWER POLE
 --- = ELECTRIC LINE

SHADY LANE



SURVEY COMPLETED WITHOUT TITLE COMMENT. OTHER BUILDING LINES OR EASEMENTS MAY EXIST.

I, J.D. McCLEMAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF TWO 1.00 ACRE TRACTS IN THE HENRY STEPHENSON LEAGUE, ABSTRACT NUMBER 45, IN HARDY COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



J.D. McCleman
 Registered Professional Surveyor
 State Registration Number 2512

THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 48026 0500 F DATED 10/06/10

DATE BY: A.M. LEA	DATE: 05/05/20
RECORD BY: CCS	DATE: 5/5
JOB NO: 12-277	PLAN: 186/31

PREPARED BY:

B. LIND SURVEYING, INC.



LAND SURVEYING - SURVEYOR CERTIFICATE
 P.O. BOX 3048 BROWNS, TX 77828
 (409) 853-4988 FAX: (409) 853-4989
 PLS REGISTERED NO. 009099

METES AND BOUNDS DESCRIPTION
TRACT 2 - 1.00 ACRE TRACT
HENRY STEPHENSON LEAGUE
ABSTRACT NUMBER 49
HARDIN COUNTY, TEXAS

Being a 1.00 acre tract of land in a part of the Henry Stephenson League, Abstract Number 49, Hardin County, Texas, also being a part of a 1.29 acre tract recorded in Volume 924, Page 773, Official Public Records of Hardin County, Texas and all of a 0.775 acre tract recorded in Volume 630, Page 266, Deed Records of Hardin County, Texas, said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point that falls in a gum tree in the East right-of-way line of a public road known as Shady Lane and being the Northwest corner of a 0.78 acre tract recorded in Clerk File No. 2016-67158, Official Public Records of Hardin County, Texas, said point having a State Plane Coordinate value of Y=10062535.86 and X=4175029.50;

THENCE, North 86 deg. 39 min. 51 sec. East, along the North line of said 0.78 acre tract for a distance of 225.25 feet (record = East, 225.00 feet) to a concrete monument with aluminum disk found at the Southwest corner of a 0.69 acre tract recorded in Volume 894, Page 470, Deed Records of Hardin County, Texas;

THENCE, North 03 deg. 44 min. 32 sec. West, along the West line of said 0.69 acre tract and the West line of a 0.86 acre tract recorded in Volume 779, Page 253, Official Public Records of Hardin County, Texas for a distance of 149.79 feet (record = North) to a concrete monument with aluminum disk found for corner;

THENCE, North 03 deg. 48 min. 27 sec. West, along the West line of said 0.86 acre tract for a distance of 43.81 feet (record = North) to a 1/2-inch iron rod capped RPLS 2512 set for corner;

THENCE, South 86 deg. 39 min. 51 sec. West, along the residue of said 1.29 acre tract for a distance of 225.15 feet to a 1/2-inch iron rod capped RPLS 2512 set in the East right-of-way line of said Shady Lane;

THENCE, South 03 deg. 27 min. 01 sec. East, along the East right-of-way line of said Shady Lane for a distance of 43.60 feet (record = South) to a concrete monument with aluminum disk found for corner;

THENCE, South 03 deg. 48 min. 34 sec. East, along the East right-of-way line of said Shady Lane at 148.00 feet pass a 1/2-inch iron rod capped RPLS 2512 set for reference and continuing for a total distance of 150.00 feet (record = South) to the POINT OF BEGINNING and containing 1.00 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

19-677
03/05/20

