

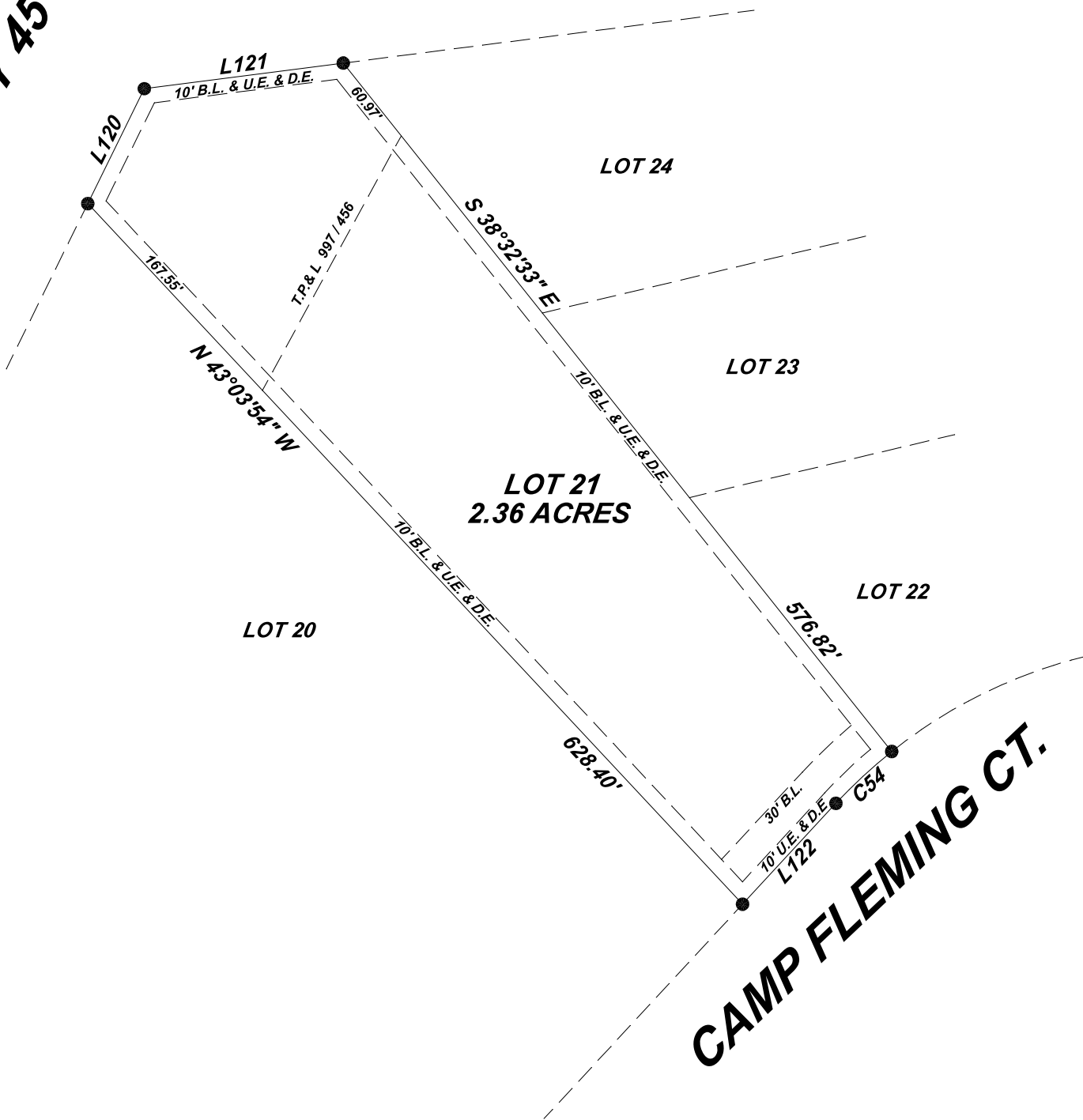
LAND TITLE SURVEY

CAMP FLEMING CT., CORSICANA TEXAS, 75110

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. PEOPLES SURVEY, A-9,
NAVARRO COUNTY, TEXAS, BEING DESCRIBED AS LOT 21 OF WATERFRONT CLUB, ACCORDING
TO THE PLAT RECORDED IN VOLUME 10, PAGE 167 - 174,
OF THE PLAT RECORDS, NAVARRO COUNTY, TEXAS.

J. PEOPLES SURVEY, A-9

U.S. HWY 45



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

SURVEYORS NOTES

ALL POINTS 1/2" IRS UNLESS NOTED

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 CORSICANA.

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

LINE	BEARING	DISTANCE
L120	N 26°12'44" E	83.97'
L121	N 82°40'08" E	131.39'
L122	S 42°47'16" W	90.07'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C54	330.00'	49.93'	S 47°07'21" W	49.89'

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

© 2023 ALL RIGHTS RESERVED



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

DATE PERFORMED: SEPTEMBER 25, 2023 WORK ORDER # 2209115
SCALE: 1"= 100 FEET FIELD BY: GF DRAWN BY: TE
SURVEY PERFORMED FOR: WATERFRONT CLUB