

LAND TITLE SURVEY

STITZLE ROAD, CRANDLE, TEXAS 75114

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE D. BLOCKER SURVEY, A-34, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 79.78 ACRE TRACT OF LAND DESCRIBED IN DEED TO STITZLE ROAD 263 LAND LLC RECORDED IN VOLUME 8523, PAGE 166, DEED RECORDS, KAUFMAN COUNTY, TEXAS (DRKCT).

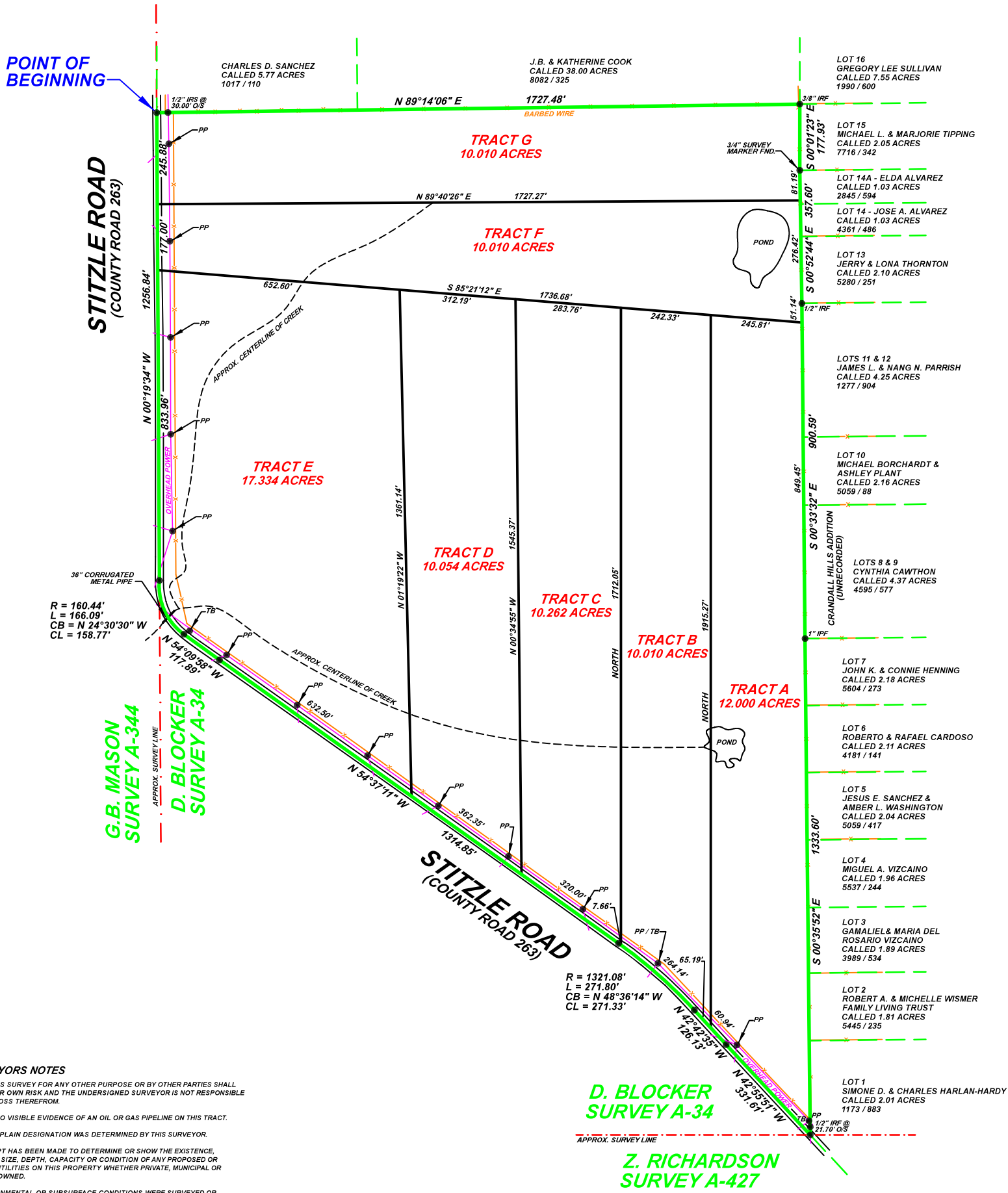


LEGEND

- | | |
|-------------------------|------------------------|
| 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 = BUILDING |
| FC = FENCE CORNER FOUND | UE = UTILITY EASEMENT |
| BCS = BURIED CABLE SIGN | DE = DRAINAGE EASEMENT |
| PLM = PIPELINE MARKER | |

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

TOTAL
79.680 ACRES



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.

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 JUNE 2024, 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

© 2024 ALL RIGHTS RESERVED
SEE FIELD NOTES



HARDIN
SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700
DATE PERFORMED: JUNE 6, 2024 WORK ORDER # 2405074
SCALE: 1"= 200 FEET FIELD BY: TS DRAWN BY: BH
SURVEY PERFORMED FOR: SAUVE