

NOTES:
1. UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS INC. IS NOT LIABLE NOR RESPONSIBLE FOR THE LOCATING OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY.
CALL 811 BEFORE YOU DIG.

2. THIS PROPERTY LIES IN FLOOD ZONE #8 AS INDICATED ON PANEL 489900150F DATED 10/06/2010.

3. DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTX NETWORK, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID SCALE FACTOR: 1.000030000000.

SCHEDULE B: ALL RESERVAT, SCHEDULE C: ITEMS LISTED BELOW ARE SCHEDULED HEREON WHERE APPLICABLE

100% CHANNEL EASEMENT DATED OCTOBER 3, 1955 FROM C.C. CARR TO STATE OF TEXAS RECORDED IN VOL. 381, PAGE 581, D.R.H.C. (DOES NOT APPLY)

100% DRAINAGE CHANNEL EASEMENT DATED OCTOBER 3, 1955 EXECUTED BY MRS. J.J. EDGE TO STATE OF TEXAS RECORDED IN VOL. 381, PAGE 581, D.R.H.C. (DOES NOT APPLY)

100% RIGHT OF WAY DEED DATED JULY 14, 1954 FROM C.C. CARR, ET AL TO STATE OF TEXAS RECORDED IN VOL. 381, PAGE 581, D.R.H.C. (DOES NOT APPLY)

100% RIGHT OF WAY DEED DATED JULY 14, 1954 EXECUTED BY MRS. J.J. EDGE TO STATE OF TEXAS RECORDED IN VOL. 381, PAGE 581, D.R.H.C. (DOES NOT APPLY)

100% EASEMENT AND RIGHT OF WAY DATED FEBRUARY 1, 1928 EXECUTED BY TRUSTEES OF SOUTHWESTERN SETTLEMENT AND DEVELOPMENT COMPANY, ET AL TO DIXIE BULLF 645 COMPANY RECORDED IN VOL. 441, PAGE 625, D.R.H.C. (DOES NOT APPLY)

I, J.D. McCLENNAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 1.44 ACRE TRACT IN THE THOMAS H. LEWIS SURVEY, ABSTRACT NO. 359, HARDIN 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 FOR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

4.54 ACRES
WARRANTY DEED
APRIL 24, 2024
STEPHEN ZWIAHR
10 ROBERT JACOB TURNER &
VANESSA ANN TURNER
FILE NO. 2024-143716
D.P.R.H.C.

1509.15 ACRES
SPECIAL WARRANTY DEED
NOVEMBER 15, 2023
ADIRONDACK TIMBER CO. INC. I
TO ROCK ROSE DAISY LLC
FILE NO. 2023-140544
D.P.R.H.C.

P08
FND 2" I.P.
N:10158615.92
E:4094528.73

LEGEND:
M - MEASURE
R - RECORD
D.R.H.C. - DEED RECORDS
OF HARDIN COUNTY
O.P.R.H.C. - OFFICIAL PUBLIC
RECORDS OF
HARDIN COUNTY
M.R.H.C. - MAP RECORDS OF
HARDIN COUNTY

3.3673 ACRES
WARRANTY DEED
SEPTEMBER 30, 1998
JAMES H. SHIRLEY & JONCE SHIRLEY
TO KEVIN CRAIG TIGER
VOL. 162, PAGE 727
D.P.R.H.C.

LEGEND:
I.R. - IRON ROD
I.P. - IRON PIPE
C.M. - CONCRETE
M.O.M. - MOUNTAIN
P.P. - PINCHED PIPE
U.E. - UTILITY ESMT.
B.L. - BUILDING LINE
A.E. - AERIAL ESMT.
D.E. - DRAIN ESMT.
S.L.E. - STREET LIGHT
E.SMT. - ESMT.
U.G.E. - UNDERGROUND
ELECTRIC
C.O. - POWER POLE
O.H.E. - ELECTRIC LINE
E.M. - ELECTRIC METER
M.P. - METER POLE
S.E.P.T.C. - SEPTIC
W. - WELL
P.M. - PIPELINE MARKER

SURVEYED FOR:
VANESSA TURNER &
ROBERT TURNER
BEING OUT OF A PART OF
A 3.65 ACRE TRACT DESCRIBED IN
GENERAL WARRANTY DEED
DATED JUNE 09, 2023
DEBORAH D. HERKLOTZ &
MARSHALL D. HERKLOTZ
TO BRENDA MOBLEY
FILE NO. 2023-136556
D.P.R.H.C.



B-LINE SURVEYORS, INC.
409-790-7147
LAND SURVEYING - ELEVATION CERTIFICATES
940 REDWOOD ST. KOUNTZE, TX 77623
(409) 201-7928 carl@bline.com
FIRM REGISTRATION NO. 01019908

DRAWN BY:	DATE:	REV.	JOB / DESC.
ANB	11/07/2025	###	
CHECKED BY:	G.F. NO.:	###	
JDMC	H71050	###	
JOB NO.:	BR/PB:	REF.	JOB / DESC.
25-736	N/A	###	

F.M. 1293 ROAD

FND 3/4" I.R.
(ref.)
N:10157861.66
E:4094354.99

SET 1/2" I.R.
BLS 2512
N:10158345.66
E:4094314.33

3.65 ACRE RESIDUE
GENERAL WARRANTY DEED
JUNE 09, 2023
DEBORAH D. HERKLOTZ &
MARSHALL D. HERKLOTZ
TO BRENDA MOBLEY
FILE NO. 2023-136556
D.P.R.H.C.

SET 1/2" I.R.
BLS 2512
N:10158339.65
E:4094544.71

(R: N01°08'07"W)
N4°48'01"W 260.85'

(R: S87°32'25"E 234.40')
N87°29'46"E 236.45'

(R: S00°09'40"W)
S3°18'41"E 276.73'

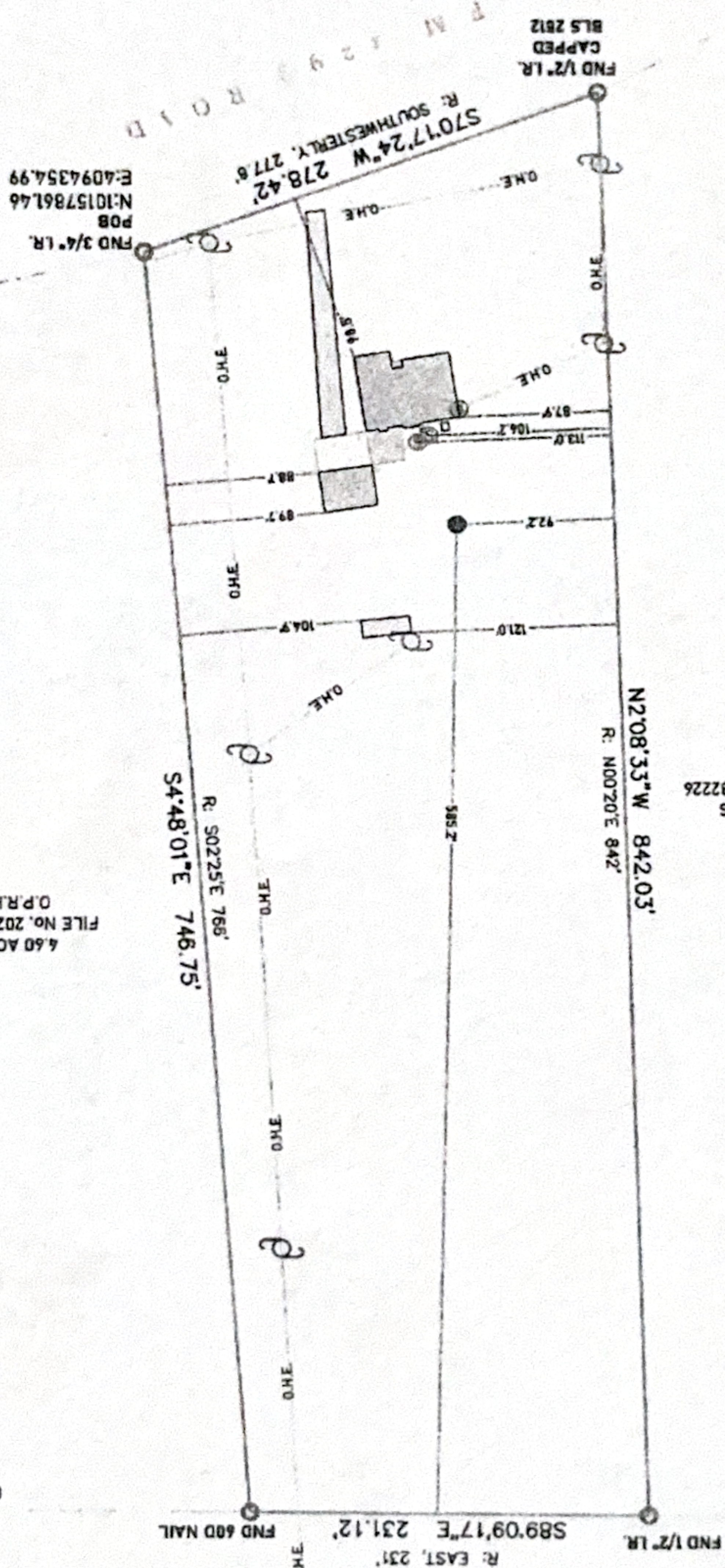
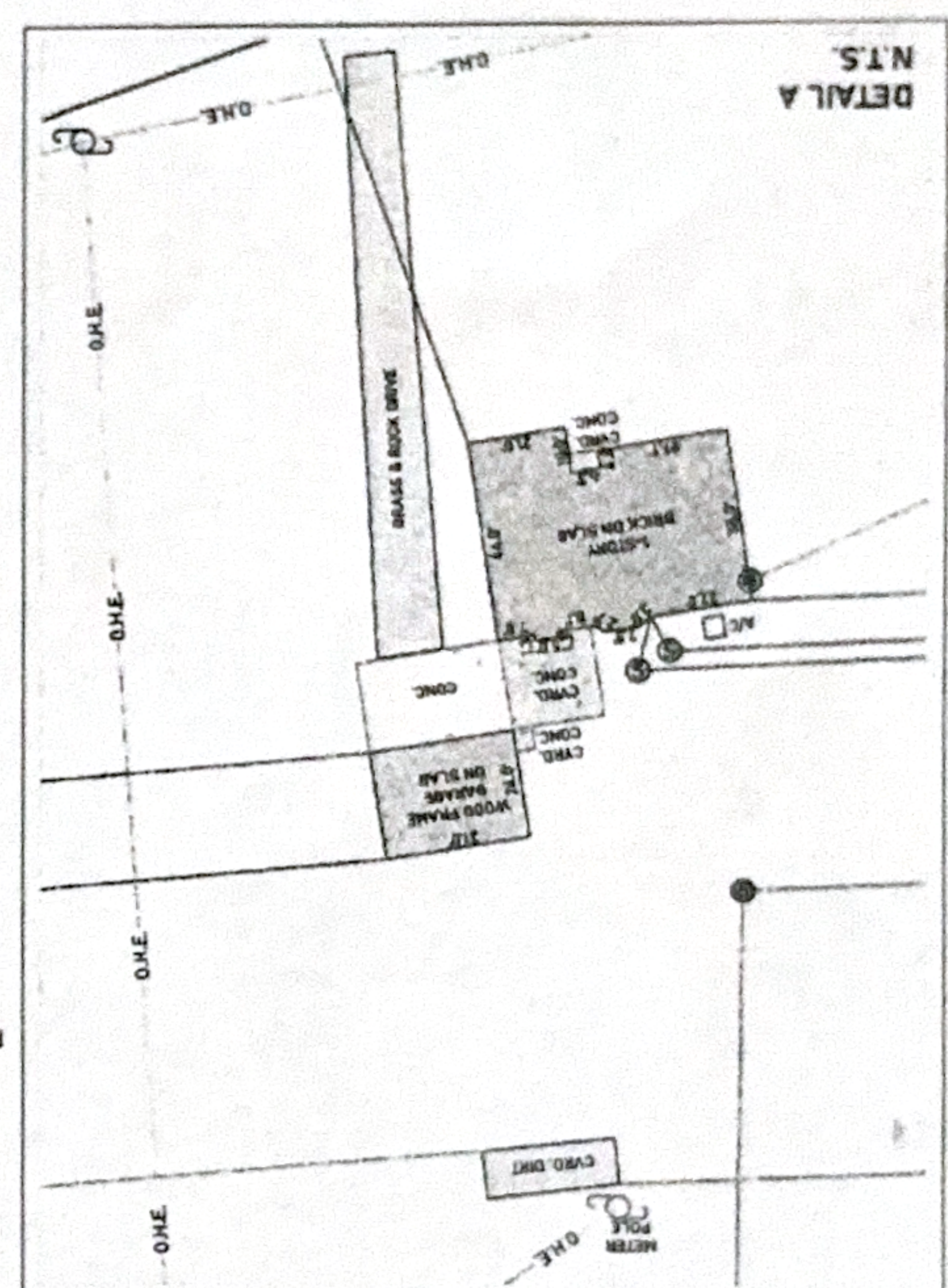
N88°30'19"W 230.46'

NOTES:
1. UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS INC. IS NOT LIABLE FOR THE LOCATION OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY.
CALL 811 BEFORE YOU DIG.
2. THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 48199C0150F DATED 10/06/2010.

DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). GRID SCALE FACTOR: 1.000030000000.

- LEGEND:
- M • MEASURE
 - R • RECORD
 - LR • IRON ROD
 - LP • IRON PIPE
 - C.M. • CONCRETE
 - MONUMENT
 - P.P. • PINCHED PIPE
 - U.E. • UTILITY ESMT.
 - B.L. • BUILDING LINE
 - A.E. • AERIAL ESMT.
 - D.E. • DRAIN ESMT.
 - S.L.E. • STREET LIGHT
 - ESMT. • UNDERGROUND
 - U.G.E. • UNDERGROUND
 - POWER POLE
 - O.H.E. • ELECTRIC LINE
 - ELECTRIC METER
 - SEPTIC
 - WELL

SURVEYED FOR:
ROBERT J. TURNER
&
VANESSA TURNER
23326 F.M. 1293 ROAD
THICKET, TX 77374
FILE NO. 2021-112469
O.P.R.H.C.
M: 4.54 ACRES



I, J.D. MCCLERNAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 4.54 ACRE TRACT IN THE THOMAS H. LEWIS SURVEY, ABSTRACT NO. 359, HARDIN 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 ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



DATE: 04/17/2024	DRAWN BY: ANB
B.F. NO.: H69729	CHECKED BY: JDMC
BK/Pg: 231/10	JOB NO.: 24-252

LAND SURVEYING - ELEVATION CERTIFICATES
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(409) 201-7928 cartcopien.bls@gmail.com
FIRM REGISTRATION NO. 10109900



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