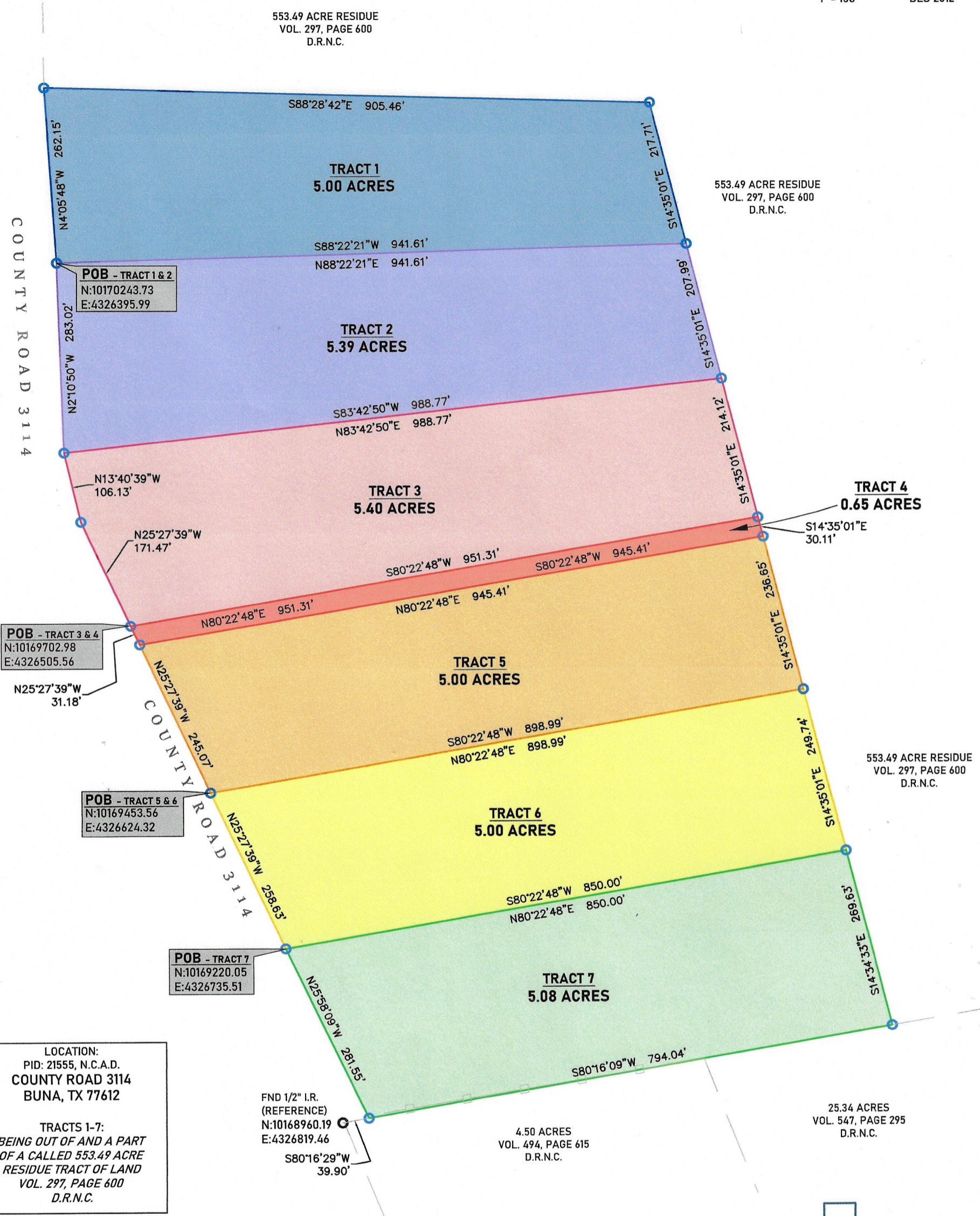


NOTES:
 1. UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS Inc. IS NOT LIABLE NOR RESPONSIBLE FOR THE LOCATING OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY. CALL 811 BEFORE YOU DIG.
 2. THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 48351C0575D DATED 11/16/2018.
 3. 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 (4203), GRID SCALE FACTOR: 1.000120000000.
 4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER BUILDING LINES OR EASEMENTS MAY EXIST.

LEGEND:
 M = MEASURE
 R = RECORD
 I.R. = IRON ROD
 ○ = SET 1/2" I.R. CAPPED "BLS 2512"
 1" = 150'



I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF 7 TRACTS OF LAND IN THE D. B. KOGER SURVEY, H. & T. C. RAILROAD Co., SECTION No. 28, ABSTRACT No. 1046, NEWTON COUNTY, TEXAS AND SHOWING NO 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.



B-LINE SURVEYORS, INC.
409-790-7147

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



J.D. McCLenan
Registered Professional Land Surveyor
Texas Registration Number 2512

DRAWN BY:	ANB	DATE:	03/06/2025
CHECKED BY:	JDMC	q. F. NO.:	N/A
JOB NO.:	25-011	BK/PG:	N/A