

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: 0.99999022.

# LEGEND:

M = MEASURE  
R = RECORD

I.R. = IRON ROD  
I.P. = 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.  
U.G.E. = UNDERGROUND  
ELECTRIC



4.85 ACRE TRACT  
1742/137 H.C.O.P.R.

M = N48°22'02"E 106.59'  
(R = N57°50'00"E)

SET 1/2"  
I.R. BLINE  
RPLS 2512

FND 1/2"  
I.R. BLINE  
RPLS 2512

REMAINDER  
4.00 ACRE TRACT  
2020-103924 H.C.O.P.R.

1.28 ACRE TRACT  
OUT OF A  
4.00 ACRE TRACT  
2020-103924 H.C.O.P.R.

M = S39°35'52"E 535.86'

M = N29°35'34"W 513.78'

REMAINDER 9.65 ACRE TRACT  
2020-101482 H.C.O.P.R.

L.M.U.D.  
773/445, 788/353, 848/45 H.C.D.R.,  
1123/866, 2013-35728, 2016-69154,  
2019-98929 H.C.O.P.R.

G.S.U. ESMTS:  
607/478 H.C.D.R.  
DOES NOT APPLY TO  
SUBJECT PROPERTY.

20' G.S.U. ESMT.  
632/192 H.C.D.R.

SET 1/2"  
I.R. BLINE  
RPLS 2512

P.O.B.  
FND 1/2"  
I.R. BLINE  
RPLS 2512  
Y=10115804.49  
X=4216094.33

M = S40°05'42"W 106.53'  
(R = S63°34'00"W)

GRACE LANE

SURVEYED FOR:  
QUINADE PROPERTIES, LLC  
VACANT, GRACE LANE  
LUMBERTON, TEXAS 77657

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 1.28 ACRE TRACT IN THE F. ARRIOLA LEAGUE, ABSTRACT NUMBER 2, IN 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 BY ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



J.D. McCLENNAN  
REGISTERED PROFESSIONAL SURVEYOR  
TEXAS REGISTRATION NUMBER 2512

THIS PROPERTY LIES IN FLOOD  
ZONE X AS INDICATED ON PANEL  
480284 0390 F DATED 10/06/10

|             |        |          |          |
|-------------|--------|----------|----------|
| DRAWN BY:   | AML    | DATE:    | 09/23/21 |
| CHECKED BY: | JDM    | G.F. NO. | 1394658  |
| JOB NO.:    | 21-525 | REV/PQ   | N/A      |

PREPARED BY:

B-LINE SURVEYORS INC.



LAND SURVEYING - ELEVATION CERTIFICATES  
P.O. BOX 2640 ORANGE, TX 77631  
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FIRM REGISTRATION NO. 10109900