

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 A80284 0550 F DATED 10/06/10.

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: 1.000030000000.

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 LOT 15, BLOCK 12, WOODCREST SUBDIVISION ADDITION TWO, RECORDED IN VOLUME 2, PAGE 65, PLAT RECORDS OF 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.

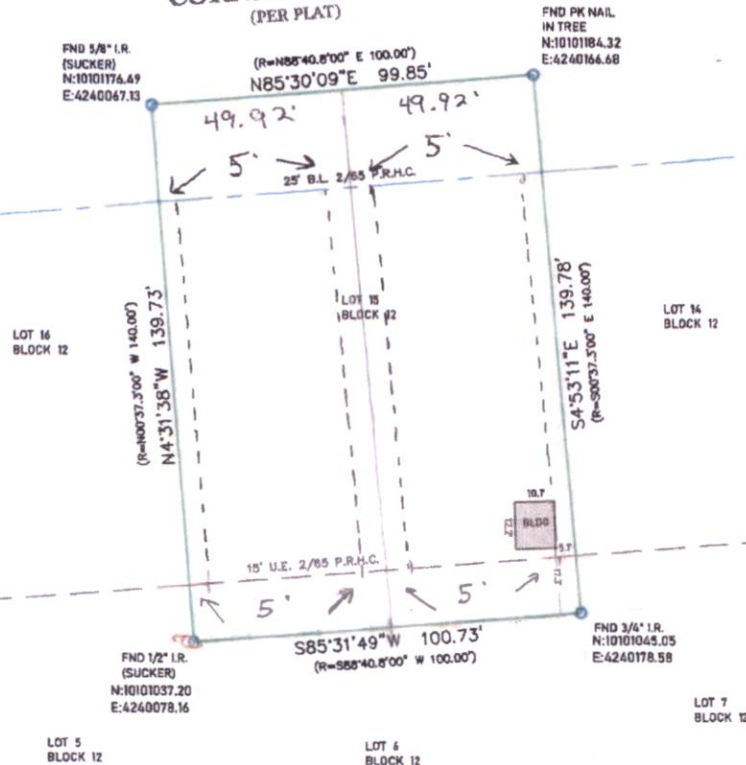


J.D. McClellan
Registered Professional Land Surveyor
Texas Registration Number 2512

SCHEDULE B: ALL RELEVANT SCHEDULE B ITEMS ARE LISTED BELOW AND ARE SHOWN HEREON WHERE APPLICABLE.

1004. SUBJECT TO ORDINANCES BY THE LUMBERTON MUNICIPAL UTILITY DISTRICT RECORDED IN VOLUME 773, PAGE 445, VOLUME 788, PAGE 353, AND VOLUME 848, PAGE 45 OF THE DEED RECORDS AND VOLUME 1123, PAGE 844 OF THE OFFICIAL PUBLIC RECORDS AND UNDER COUNTY CLERK'S FILE NO. 2013-35728, NO. 2016-49154, NO. 2017-79145, NO. 2018-88888, NO. 2019-98929, 2020-108091, 2021-119211, 2022-130594, 2023-138881, 2024-143180, 2024-147478, 2024-148849, AND 2025-151450 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.

CORNELL DRIVE
(PER PLAT)



SURVEYED FOR:
KABCO INVESTMENTS INC

CORNELL DRIVE
LUMBERTON, TEXAS 77657

BEING ALL OF LOT 15, BLOCK 12,
WOODCREST SUBDIVISION,
ADDITION TWO, RECORDED IN VOL.
2, PAGE 65, P.R.H.C.

DRAWN BY: CLC	DATE: 06/19/26	REV. JOB / DESO. ###
CHECKED BY: JDMC	G. F. NO.: H71347	REF. JOB / DESO. ###
JOB NO.: 26-506	EC/PB: N/A	###

- LEGEND:**
- M = MEASURE
 - R = RECORD
 - D.R.H.C. = DEED RECORDS OF HARDIN COUNTY
 - O.P.H.C. = OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY
 - M.R.H.C. = MAP RECORDS OF HARDIN COUNTY
 - I.R. = IRON ROD
 - I.P. = IRON PIPE
 - C.M. = CONCRETE MONUMENT
 - P.P. = PINCHED PIPE
 - R.R. SPIKE = RAILROAD SPIKE
 - U.S. = UTILITY EMB.
 - B.L. = BUILDING LINE
 - A.E. = AERIAL EMB.
 - D.E. = DRAIN EMB.
 - S.L.E. = STREET LIGHT EMB.
 - U.G.E. = UNDERGROUND ELECTRIC
 - P.O. = POWER POLE
 - O.E. = ELECTRIC LINE
 - E.M. = ELECTRIC METER
 - M.P. = METER POLE
 - S. = SEPTIC
 - W. = WELL
 - P.M. = PIPELINE MARKER
 - F. = FENCE
 - E.B. = ELECTRIC BOX
 - S. = SPRINKLER
 - T.P. = TELEPHONE PED.
 - A.C. = A/C



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