Line of Directional Control based upon GPS Observation Nad 83, State Plane Zone 2, Zone 5351, FIPS 4202, Texas-North Central

Note: This Survey was prepared without benefit of a Title Commitment or Title Report, there may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

Scale: 1"= 60'
County: Henderson
Acreage: See Plat
Survey: E. Holland A-328
Description: IN #2022-00012037
Surveyed for: Durga B. Ruwat
Drawn by: L.P. 002
On the ground Field Tech: S.G.

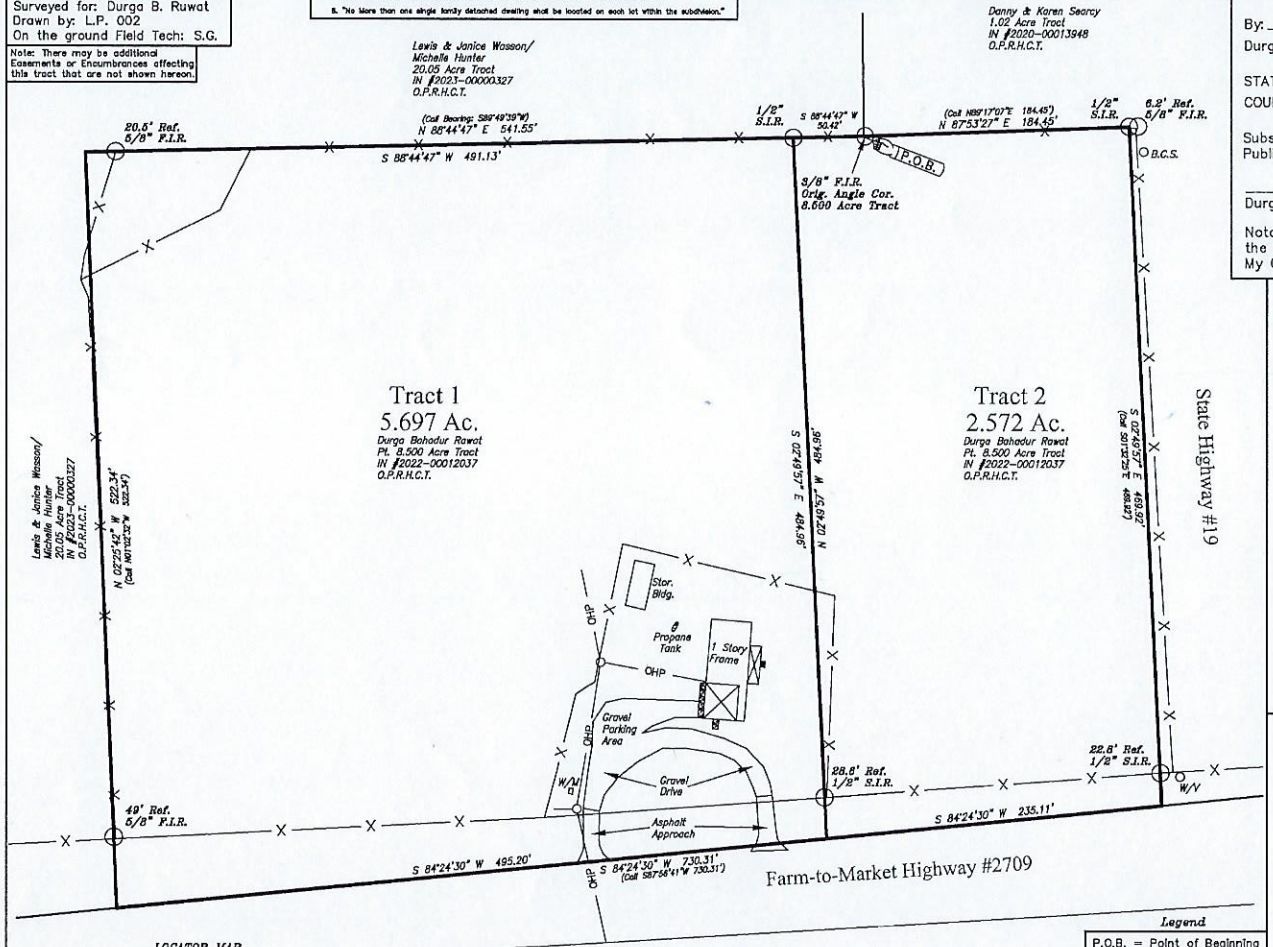
Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

1. "Construction not completed within one (1) year of the preliminary plat approval date shall be subject to County standards and regulation in effect on the approval anniversary date and at
2. "Blocking the flow of storm water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited."
3. "The existing creeks or drainagechannels traversing along or across this subdivision or addition will remain as open channels and will be maintained by the individual Owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots."
4. "Henderson County will not be responsible for the maintenance and operation of said drainage easements or for the control of erosion."
5. "Henderson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions."
6. "Note: All private road (drives and streets) will be signed in a manner that indicates its private status."
7. HENDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTNANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTNANCEOF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATIN AREAS AND OPEN SPACES, AND SIAD OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS HENDERSON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
8. "No More than one single family detached dwelling shall be located on each lot within the subdivision."

Approved by the Commissioners Court of Henderson County, Texas, this the _____ Day of _____ , 20_____.

County Judge _____ County Clerk _____

0 60 120 180
Scale 1" = 60'



STATE OF TEXAS
COUNTY OF HENDERSON: Know all men by these presents:

That, DURGA BAHADUR RAWAT & THAPA SHARMILA, are the owners of the called 8.500 acre tract, situated in the E. HOLLAND SURVEY, A-328, Henderson County, Texas, recorded in Instrument No. 2023-00008876 of the Official Public Records of Henderson County, Texas (O.P.R.H.C.T.), and do hereby adopt this Plat as shown.

Now Therefore let it be known that the aforesaid, do hereby adopt this Plat designated as TRACTS 1 AND 2, D.B.R. #1 SUBDIVISION, do hereby dedicate as public all Streets and Easements shown hereon.

By: _____ By: _____
Durga Bahadur Rawat Thapa Sharmila

STATE OF TEXAS
COUNTY OF HENDERSON

Subscribed and sworn to by DURGA BAHADUR RAWAT & THAPA SHARMILA, before me a Notary Public in and for the State of Texas, This the _____ Day of _____, 20 .

_____ _____
Durga Bahadur Rawat Thapa Sharmila

Notary Public in and for the State of Texas
My Commission expires: _____

FIELD NOTES

Being all that certain lot, tract or parcel of land situated in the E. HOLLAND SURVEY, ABSTRACT 328, and being all of the Durga Bahadur Rawat 8.500 acre tract, described by Deed, recorded in Instrument No. 2022-00012037 of the Official Public Records of Henderson County, Texas (O.P.R.H.C.T.) and being better described by metes and bounds as follows:

BEGINNING at a 1/2" FOUND IRON ROD for an Angle corner of this tract, and being the Southeast corner of the Lewis & Janice Wasson, and Michelle Hunter 20.05 acre tract, described by Deed, recorded in Instrument No. 2023-00000327 O.P.R.H.C.T.; said point being the Southwest corner of the Danny & Karen Searcy 1.02 acre tract, described by Deed, recorded in Instrument No. 2020-00013948 O.P.R.H.C.T.;

THENCE N87°53'27"E 184.45 FEET generally along a fence with the south line of said Searcy tract, and the north line of this tract to a 1/2" SET IRON ROD, located in the west Right-of-Way (R.O.W.) of State Highway No. 19 for the Northeast corner; REFERENCE: N87°53'27"E 6.20 FEET to a 5/8" FOUND IRON ROD within the R.O.W. of said Highway;

THENCE S02°49'57"E 469.92 FEET generally along a fence with said R.O.W., and the east line of this tract to a POINT, located within the R.O.W. of Farm-to-Market (F.M) Highway No. 2079 for the Southeast corner; REFERENCE: N02°49'57"W 22.80 FEET to a 1/2" SET IRON ROD, located in the north R.O.W. of said F.M.;

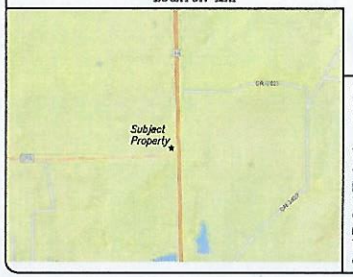
THENCE S84°24'30"W 730.31 FEET with the south line of this tract, and heading at or near the centerline of said F.M. to a POINT for the Southwest corner; REFERENCE: N02°25'42"W 49.00 FEET to a 5/8" FOUND IRON ROD, located in the north R.O.W. of said F.M.;

THENCE N02°25'42"W 522.34 FEET generally along a fence with the west line of this tract to a 1/2" SET IRON ROD for the Northwest corner, and being an ell corner of said 20.05 acre tract; 5/8" FOUND IRON ROD, located in the north R.O.W. of said F.M.; REFERENCE: N88°44'47"E 20.50 FEET to a 5/8" FOUND IRON ROD, located in the south line of this tract;

THENCE N88°44'47"E 541.55 FEET generally along a fence with the most northerly south line of said 20.05 acre tract, and the north line of this tract to the PLACE OF BEGINNING and CONTAINING WITHIN THIS DESCRIPTION 12.50 ACRES OF LAND.

D.B.R. #1 SUBDIVISION
"PRELIMINARY PLAT" Creating Tracts 1 thru 2 out of an 8.500 Acre Tract, recorded in Instrument No. 2022-00008876
E. Hollland Survey
Abstract No. 328
Henderson County, Texas

LOCATOR MAP



Note: This Property lies in Zone "X", areas of minimal flooding according to Firm Number 48213C0150E, dated 4/5/2010

Warning: If this property is not within Zone "A", the above flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create any liability on the part of the land surveyor.

Legend
P.O.B. = Point of Beginning
B.C.S. = Buried Cable Sign
W/M = Water Meter
F.I.R. = Found Iron Rod
S.I.R. = Set Iron Rod
W/V = Water Valve
-X-X- = Barbwire Fence
—OHP— = Powerline

SPECIAL NOTE:
It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerks office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

This Survey is being provided solely for the use of the CURRENT PARTIES. No License has been created, expressed or implied to copy this SURVEY, except as is necessary in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
This the 27th Day of SEPTEMBER, 2024.

_____
Mark Ferrell
Registered Professional Land Surveyor
Number 4373

Seal Here

HEARN SURVEYING ASSOCIATES
Firm Number: 10019900
108 W. Tyler St.
Athens, Tx. 75751-2045
(903) 675-2858
800-432-7670

Use or reproduction of this Survey for any purpose by other parties IS PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss resulting therefrom.