

PLAT SHOWING

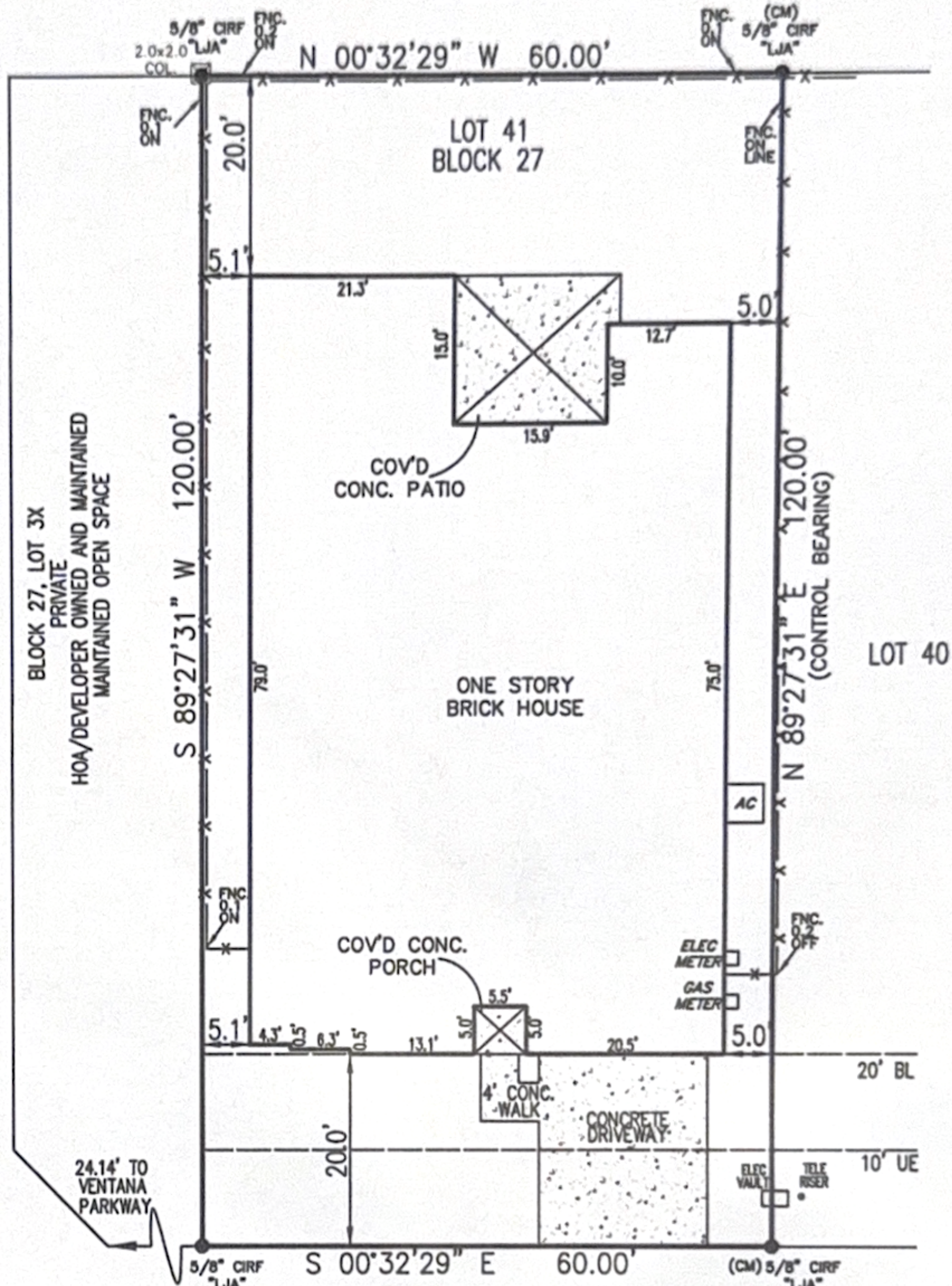
Lot 41, Block 27, of Ventana, Phase 5B, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Document D222149165, Plat Records, Tarrant County, Texas.

5744 TURNER MAY DRIVE

IONA LAND L.P.
C.C. # D203145633
O.P.R.T.C.T.



VENTANA PARKWAY



5744 TURNER MAY DRIVE
50' R.O.W.

BEARING SOURCE
BEARINGS SHOWN HEREON
ARE BASED ON THE PLAT
RECORDED IN DOCUMENT
NO. D222149165, P.R.T.C.T.

FLOOD CERTIFICATION

Subject property is located in
Zone X (unshaded) according
to the Flood Insurance Rate
Map Community Panel Map #
48439C0270 K
Dated: September 25, 2009,
revised to reflect Letter of Map
Revision (LOMR), Case Number
19-06-3260P,
Dated April 24, 2020

"Zone X" (unshaded)
Areas determined to be outside
the 0.2% annual chance
floodplain.

Determination based on
graphically scaling from the
above listed map, only.

This flood statement shall
not create any liability on
part of the surveyor
and/or surveying
company.

NOTES:

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Old Republic National Title Insurance Company and Verus Title; Title Commitment GF No. 10070-23-TX, Effective Date: 08/17/2023.
- 2) Subject to building lines and easements referenced and/or depicted in Doc. No. D222149165, P.R.T.C.T. and the aforementioned Title Commitment.
- 3) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 4) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.
- 5) Title Commitment, only, was addressed on 08/25/2023. No further boundary and/or field work has been done.

"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 06-14-2023

LEGEND
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRS = IRON ROD SET
● = IRON ROD
-X- = FENCE
-> = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: PDS

PH JOB # B-VEN5B-27-41

BLS JOB # 231812303

PERRY



BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700