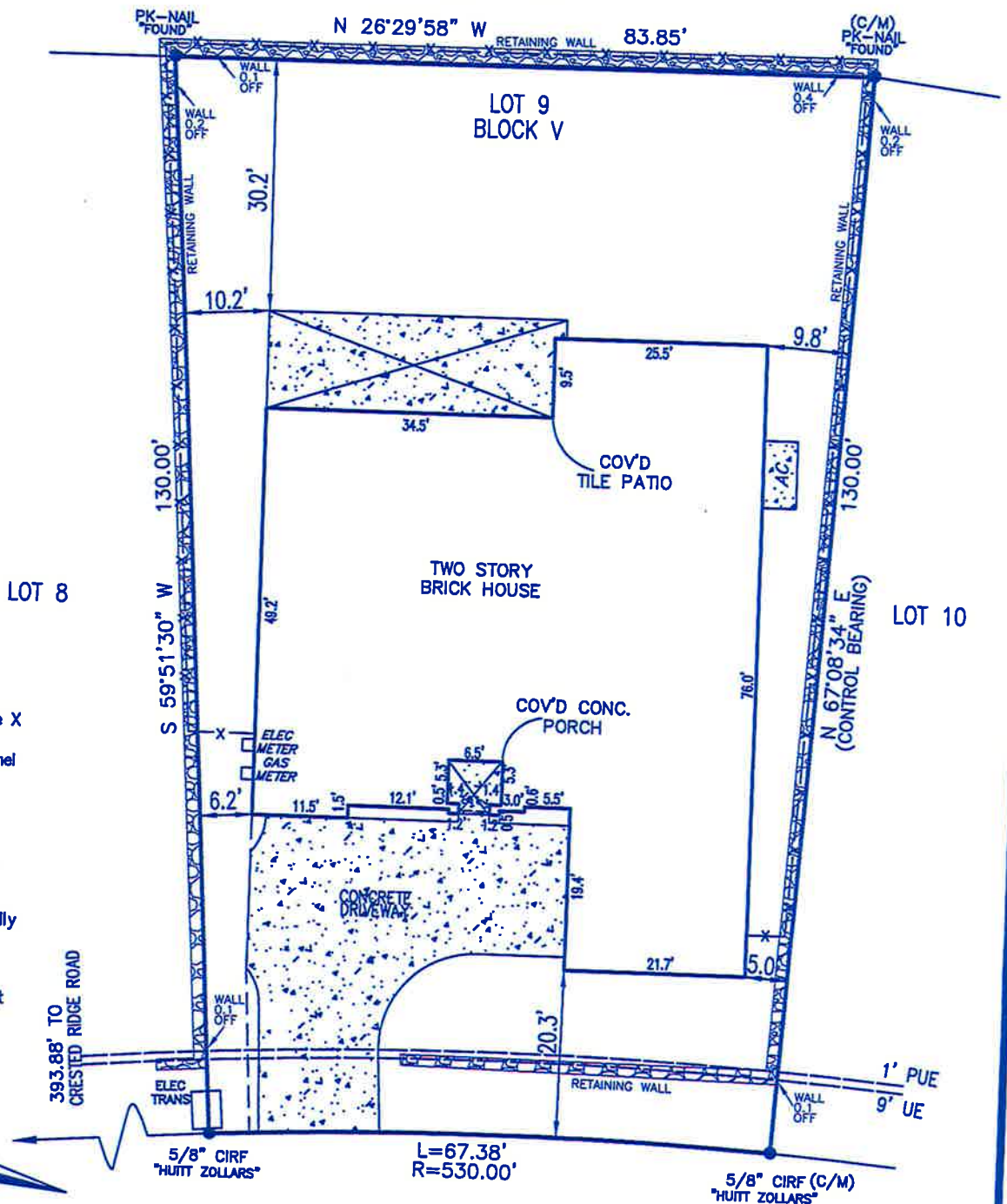


PLAT SHOWING

Lot 9, Block V, Walsh Ranch Quail Valley, an Addition to the City of Fort Worth, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 774, Plat Records, Parker County, Texas.
1616 PRAIRIE RIDGE ROAD

LOT 7-POS*



BEARING SOURCE
 BEARINGS SHOWN
 HEREON ARE BASED ON
 THE MAP OR PLAT
 RECORDED IN PLAT CAB.
 D, SLD. 774, P.R.P.C.T.

FLOOD CERTIFICATION

Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48367C0450 E
 Dated: September 26, 2008

"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 does not create liability on part of the surveyor and/or surveying company.

NOTES:

To the best of my knowledge and belief:

1616 PRAIRIE RIDGE ROAD
 60' R.O.W.

- 1) This survey was prepared in conjunction with a Title Commitment prepared by Chicago Title Insurance Company; Title Commitment GF No. ctdal96-8000961901638-JF, Effective Date: 11/01/2019.
- 2) Subject to building lines and easements referenced and/or depicted in Plat Cab. D, Sld. 774, P.R.P.C.T. and the aforementioned Title Commitment.
- 3) Easements recorded in Vol. 205, Pg. 523 and Vol. 274, Pg. 496, D.R.P.C.T., does not appear to affect the subject property, by visible surface evidence, at the time of this survey. However, the location of these easements are undeterminable, at this time. Thus they must be treated like a blanket easement. No document(s) have been located to extinguish. They may still be in effect.
- 4) Easements recorded in Vol. 2276, Pg. 1848, Vol. 2669, Pg. 1735, Vol. 2669, Pg. 1750, Vol. 2669, Pg. 1772, Vol. 2902, Pg. 1598, Doc. No. 201306230, and Doc. No. 201315140, R.P.R.P.C.T., does not appear to affect the subject property, by visible surface evidence, at the time of this survey. However, some are underground gas lines and purchaser should be aware of.
- 5) Easements recorded under Clerk's File No.(s) 201524742, O.P.R.P.C.T., 201729045, 201729046, 201729047, R.R.P.C.T., D205207196, D205207197, D205207201, R.P.R.P.C.T., appear to be subsurface type easements.
- 6) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 6) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, immunities, and/or liens are beyond the scope of this survey.



"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: 01/15/2020

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
 IR = IRON ROD
 -X- = FENCE
 -> = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: VW

BH JOB # B-WR-V-09

BLS JOB # 1902545-03

BRITTON HOMES



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