C.B.G. Surveying, Inc.

RATTIKIN TITLE

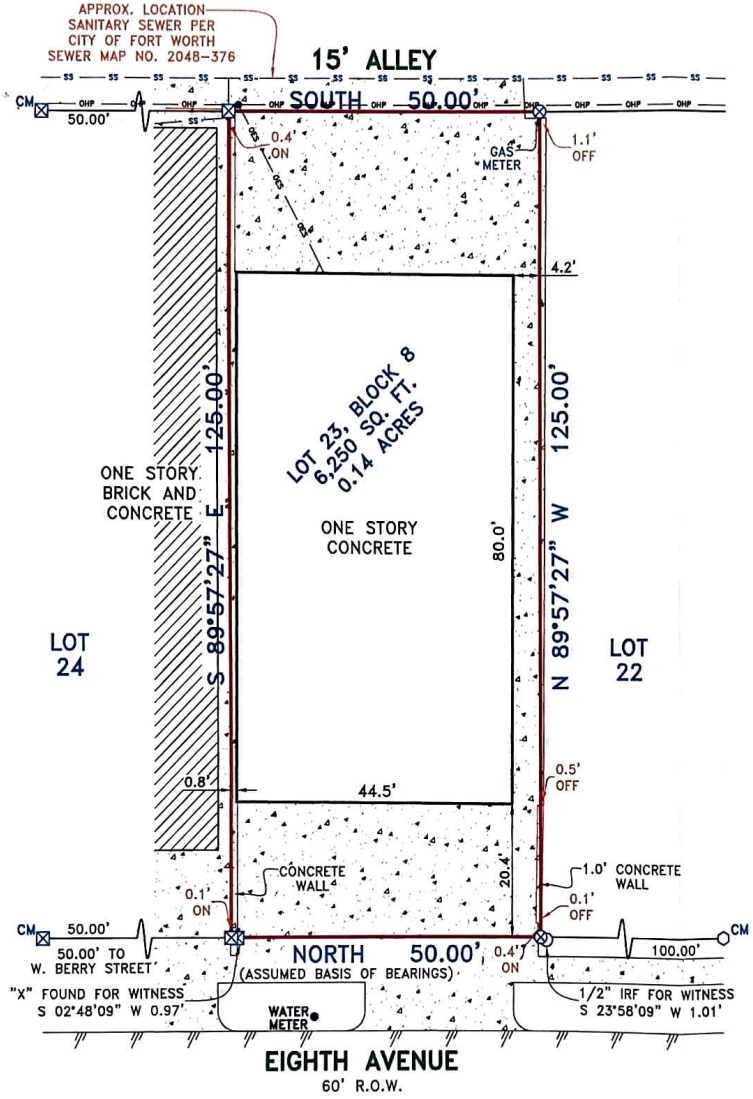
LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
60d NAIL FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	—ıı— IRON FENCE
▲ UNDERGROUND ELECTRIC	—×— BARBED WIRE
—OHP— OVERHEAD ELECTRIC POWER	EDGE OF ASPHALT
—OES— OVERHEAD ELECTRIC SERVICE	EDGE OF GRAVEL
—⊙— CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA

EXCEPTIONS:

RECEIVED AND APPROVED BY:

PRESENTED BY:
RATTIKIN TITLE COMPANY
BY:
DATE:



3103 Eighth Avenue

Being Lot 23, Block 8, JOHN C. RYAN'S SOUTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, Page 52, Deed Records of Tarrant County, Texas.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Rattikin Title Company in connection with the transaction described in GF# 14-01393. The undersigned Registered Professional Land Surveyor (Thomas William Mauk) hereby certifies to Rattikin Title Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3103 Eighth Avenue described in Instrument No. D206357417, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0305 K) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Rattikin Title Company are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 5th day of May, 2014

Thomas William Mauk
Registered Professional Land Surveyor No. 5119

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 20'

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0305 K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Rattikin Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by:
Purchaser
Purchaser
Date:

Drawn By: JDJ
Scale: 1" = 20'
Date: 05/05/14
GF NO.: 14-01393
Job No. 1404478

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THOMAS MAUK
R.P.L.S. NO. 5119