

2112 W. Magnolia Avenue & 2115 Mistletoe Boulevard

TRACT 1:

Being Lots 3 and 4, Block 1, Mistletoe Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388, Page 5, Deed Records of Tarrant County, Texas.

Tract 2:

Being a tract of land situated in the E. Harris Survey, Abstract Number 688 in Fort Worth, Tarrant County, Texas, same being that tract of land conveyed to Robert Ross King, by deed recorded in Volume 7747, Page 2180, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Thomas Marvelli, by deed recorded in Instrument Number D217219338, Official Public Records, Tarrant County, Texas and being in the North line of W. Magnolia Avenue (28.5 right-of-way);

THENCE West, along the North line of said W. Magnolia Avenue, a distance of 40.69 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Cam Assets, LLC, a Texas Limited Liability Company, by deed recoded in Instrument Number D210066000, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 17 degrees 12 minutes 49 seconds East, a distance of 2.60 feet for witness;

THENCE North 00 degrees 18 minutes 00 seconds West, along the East line of said Cam Assets tract, a distance of 53.00 feet to a point for corner, said corner being the Northeast corner of said Cam Assets tract;

THENCE East, a distance of 40.40 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of aforesaid Marvelli tract (Tract 1A);

THENCE South 00 degrees 37 minutes 00 seconds East, along the East line of said Marvelli tract, a distance of 53.00 feet to the POINT OF BEGINNING and containing 2,148 square feet or 0.05 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by the client in connection with the transaction described in GF No. CTMH63-8055631700717. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Worthington National Bank and Thomas Marvelli 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 2112 W. Magnolia Avenue & 2115 Mistletoe Boulevard described in Volume 7747, Page 2180, 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 Property has apparent access to and from a public roadway; (g) recorded easements listed hereon have been labeled and platted hereon; (h) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (i) the Property is located in Zone X (N.F.H.A.) and 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. 48439C0305K, with a date of 09/25/2009) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Worthington National Bank and Thomas Marvelli are entitled to rely on this survey as having been performed to the appropriate standards of the current 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.

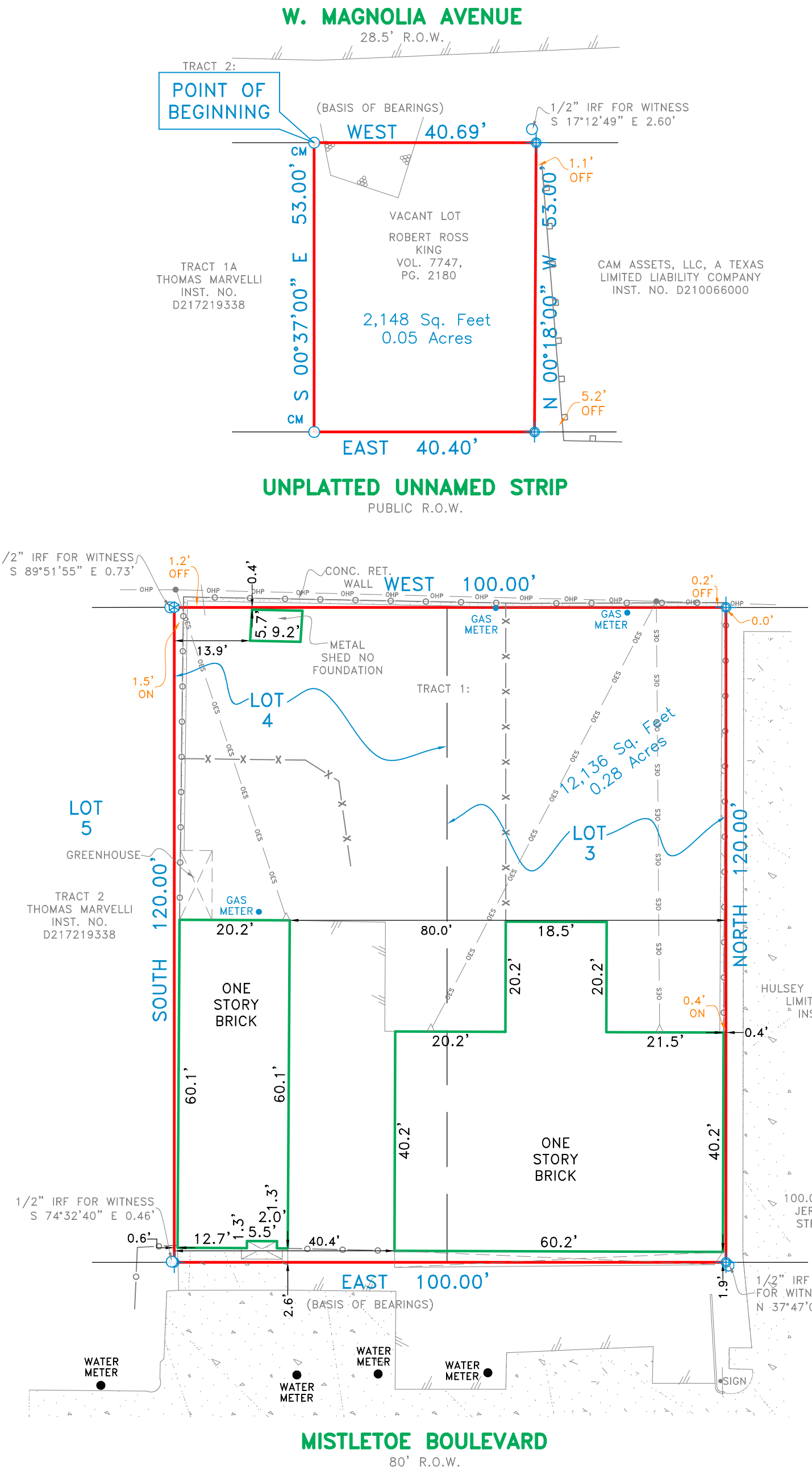
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 8th day of December, 2017.

Bryan Connally
Bryan Connally
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTE: According to the F.I.R.M. in Map No. 48439C0305K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

REVISIONS		
DATE	BY	NOTES
6/16/2020	BG	STREET NAME

LEGEND	
1/2" IRON ROD FOUND	POINT FOR CORNER
1/2" IRON ROD SET	COLUMN
1" IRON PIPE FOUND	AC - AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
"X" FOUND / SET	OVERHEAD ELECTRIC
5/8" ROD FOUND	OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
GRAVEL/ROCK ROAD OR DRIVE	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	12/8/17	1727193	SEE CERT.	BG

TEXAS LAND TITLE SURVEY

MISTLETOE HEIGHTS ADDITION

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

2112 W. MAGNOLIA AVENUE & 2115 MISTLETOE BOULEVARD