

Plat Showing Survey of
Lot 32-A, Block 1,
HURST VIEW ADDITION

in the City of Hurst, Tarrant County, Texas, according to the plat recorded in
Volume 388-K, Page 389, Tarrant County, Texas;
and the North 79 feet of Lot 33 in Block 1,

HURST VIEW ADDITION

in the City of Hurst, Tarrant County, Texas according to the plat recorded in Volume
388-D, Page 169, Plat Records, Tarrant County, Texas;

SAVE AND EXCEPT the East 25 feet of Lot 33, now dedicated as a street by
Volume 2921, Page 549, Tarrant County, Texas;
and being the North 79 feet of the East 50 feet of Lot 34, Block 1,

HURST VIEW ADDITION

in the City of Hurst, Tarrant County, Texas, according to the plat recorded in
Volume 388-D, Page 169, Plat Records, Tarrant County.

111-13 Souder Drive

Title Commitment Notes:

The following refers to Item 10, Schedule B of the Commitment for Title Insurance issued by WFG National Title Insurance Company, GF
Number CB20-03-20792JS:

E. The following as shown on plat recorded in Volume 388-K, Page 389, Plat Records, Tarrant County, Texas:

5' utility easement along the West property line of Lot 32-A - This easement affects this property and is shown on this Survey.

F. The following as shown on plat recorded in Volume 388-D, Page 169, Plat Records, Tarrant County, Texas:

Building line of undeterminable size along the South property lines of lots 33 and 34 - This Building Line does not affect these lots.
5' utility easement along the North property lines of lots 33 and 34 - This easement affects this property and is shown on this Survey.

G. Easement and/or Right of Way from J.H. Spencer to Lone Star Gas Company by instrument dated 05/21/1952, filed 06/16/1952, recorded in
Volume 2442, Page 294, Real Property Records, Tarrant County, Texas. - This easement lies adjacent to this property and is shown on
this Survey.

General Notes:

1. Bearings based on assumed bearing. Base bearing: west line of Souder Drive

2. Abbreviations:

- CM = Control Monument
- C/L = Chain Link
- Fnc. = Fence
- OH = Overhead
- CP = Covered Porch/Patio
- UE = Utility Easement
- IPF = Iron Pin Found
- IPS = 1/2" Iron Pin Set with yellow cap stamped "AREA SURVEYING"
- PK = PK Nail Set
- PRTCT = Plat Records, Tarrant County, Texas
- DRTCT = Deed Records, Tarrant County, Texas

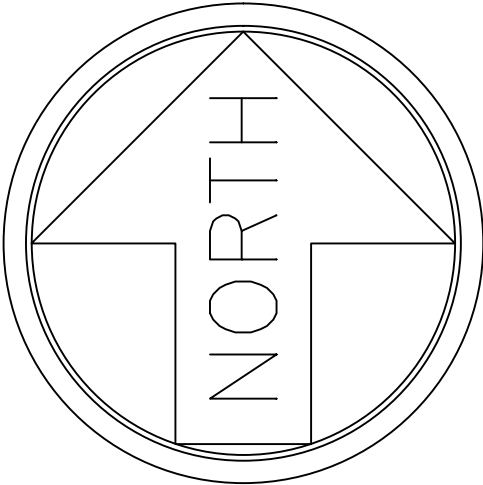
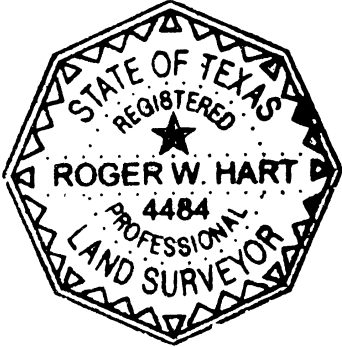
Surveyor's Certificate:

To: WFG National Title Insurance Company, McKnight Title, Comet Fab, LLC, and Trinity Bank, NA:

This is to certify that I have prepared this plat from a survey which I have made on the ground, that it is true and correct, shows all
improvements located on the land and that there are no encroachments, boundary conflicts, protrusions or visible or apparent easements, except
as shown on the survey plat.


Roger W. Hart, RPLS 4484

April 2, 2020



Scale: 1" = 20'

Legend

- Water Meter
- Gas Meter
- Iron Pin (Except as noted)



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