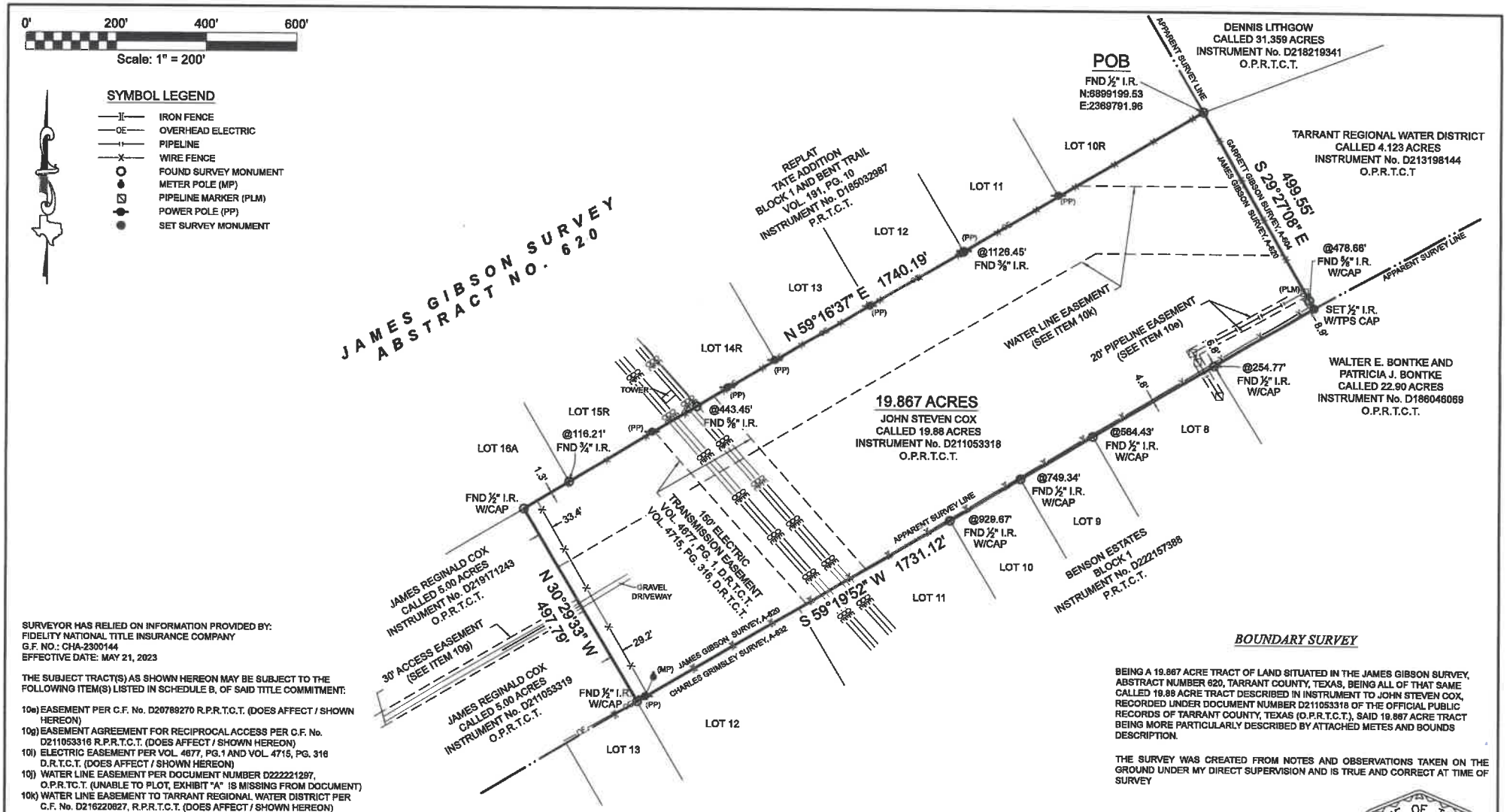

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: CHA-2300144
EFFECTIVE DATE: MAY 21, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

10e) EASEMENT PER C.F. No. D207289270 R.P.R.T.C.T. (DOES AFFECT / SHOWN HEREON)
10g) EASEMENT AGREEMENT FOR RECIPROCAL ACCESS PER C.F. No. D211053316 R.P.R.T.C.T. (DOES AFFECT / SHOWN HEREON)
10i) ELECTRIC EASEMENT PER VOL. 4677, PG.1 AND VOL. 4715, PG. 316 D.R.T.C.T. (DOES AFFECT / SHOWN HEREON)
10j) WATER LINE EASEMENT PER DOCUMENT NUMBER D222221297, O.P.R.TC.T. (UNABLE TO PLOT, EXHIBIT "A" IS MISSING FROM DOCUMENT)
10k) WATER LINE EASEMENT TO TARRANT REGIONAL WATER DISTRICT PER C.F. No. D216220827, R.P.R.T.C.T. (DOES AFFECT / SHOWN HEREON)

BOUNDARY SURVEY

BEING A 19.867 ACRE TRACT OF LAND SITUATED IN THE JAMES GIBSON SURVEY, ABSTRACT NUMBER 620, TARRANT COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 19.88 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOHN STEVEN COX, RECORDED UNDER DOCUMENT NUMBER D211053318 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAID 19.867 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
PH: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT NUMBER	32937
DATE	06/13/2023
DRAWN BY	CSP
CHECKED BY	TNK
FIELD CREW	GG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER	
ADDRESS	6515 BENNETT LAWSON ROAD, MANSFIELD, TX, 76063
SURVEY	JAMES GIBSON , A - 620
SUBJECT	19.867 ACRES
COUNTY	TARRANT

A PORTION PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48439C0455K HAVING AN EFFECTIVE DATE OF 09/25/2009.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL
LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921