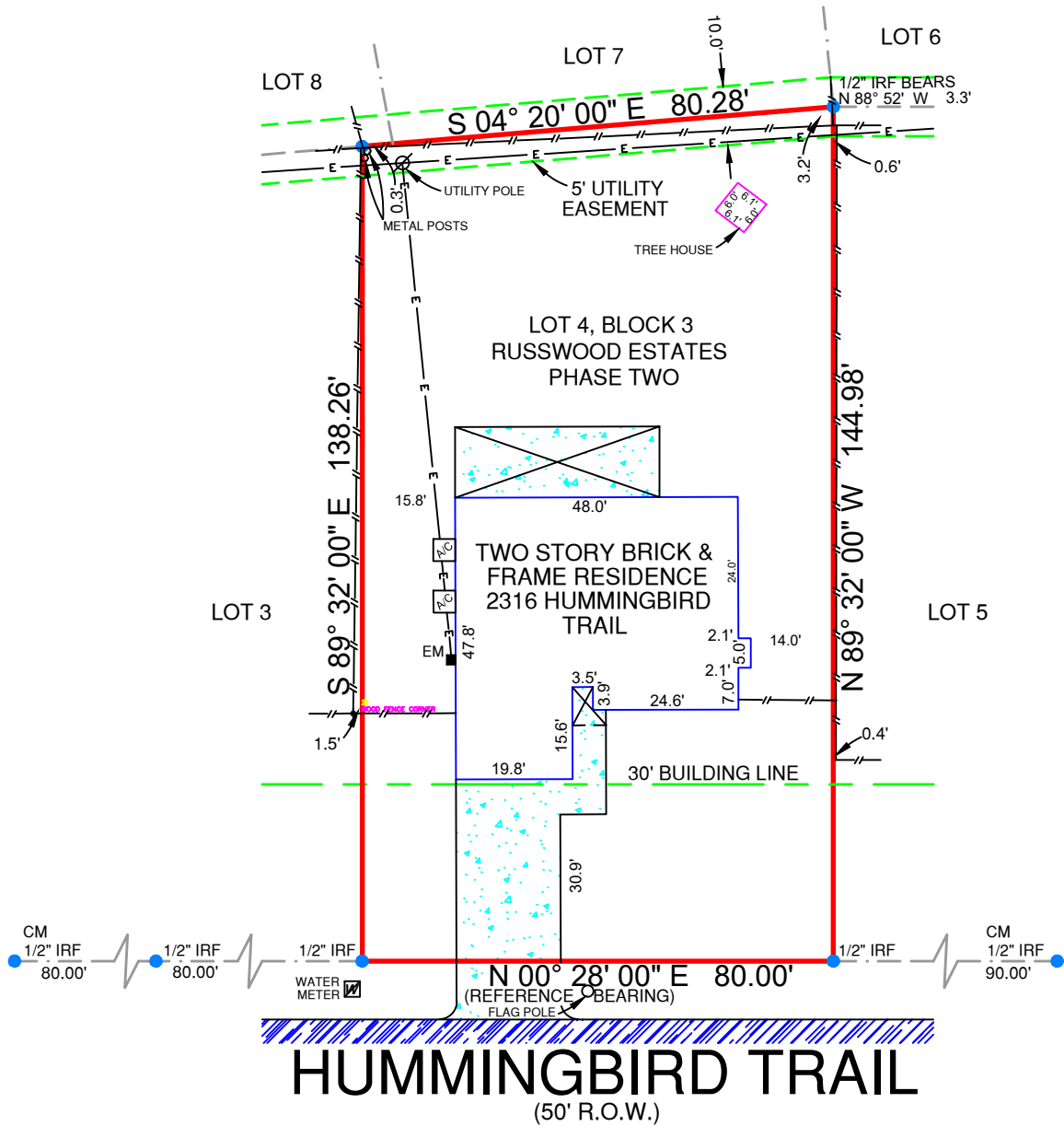
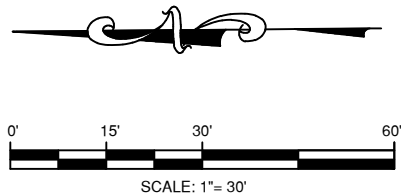




LEGEND:	
—x—x—	WIRE FENCE
—o—o—	CHAINLINK FENCE
—□—□—	WROUGHT IRON FENCE
—//—//—	WOOD FENCE
—v—v—	VINYL FENCE
—E—E—	ELECTRIC LINE
GM =	GAS METER
EM =	ELECTRIC METER
IPF =	IRON PIPE FOUND
IRF =	IRON ROD FOUND
IRS =	IRON ROD SET
CM =	CONTROLLING MONUMENT
(WOOD) RAILROAD TIE =	
ASPHALT =	
CONCRETE =	
GRAVEL =	
TILE =	
WOOD =	
BRICK =	
STONE =	

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
BEING LOT 4, BLOCK 3, RUSSWOOD ESTATES, PHASE TWO, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 388-120, SLIDE 19, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	16-270113-SB
BORROWER	SIMON D'ROZARIO AND ANASTASIA D'ROZARIO
TECH	AV
FIELD	SM
FLOOD INFORMATION: THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48439C0105 K, DATED SEPTEMBER 25, 2009.	

DATE: 09/04/16 JOB NO.: 16-07002
FIELD: 09/02/16

2316 HUMMINGBIRD TRAIL, GRAPEVINE, TX 76051
LOT 4, BLOCK 3, RUSSWOOD ESTATES, PHASE TWO



Michael W. Skinner
Registered Professional Land Surveyor



Capital Title
A Shaddock Company
Crystal Parks-Mullins
Escrow Officer
click to go to www.ctot.com

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Southlake, Texas 76092
817.329.8989 Office
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817.602.2116 Cell
Email: cparksmullins@ctot.com

DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200