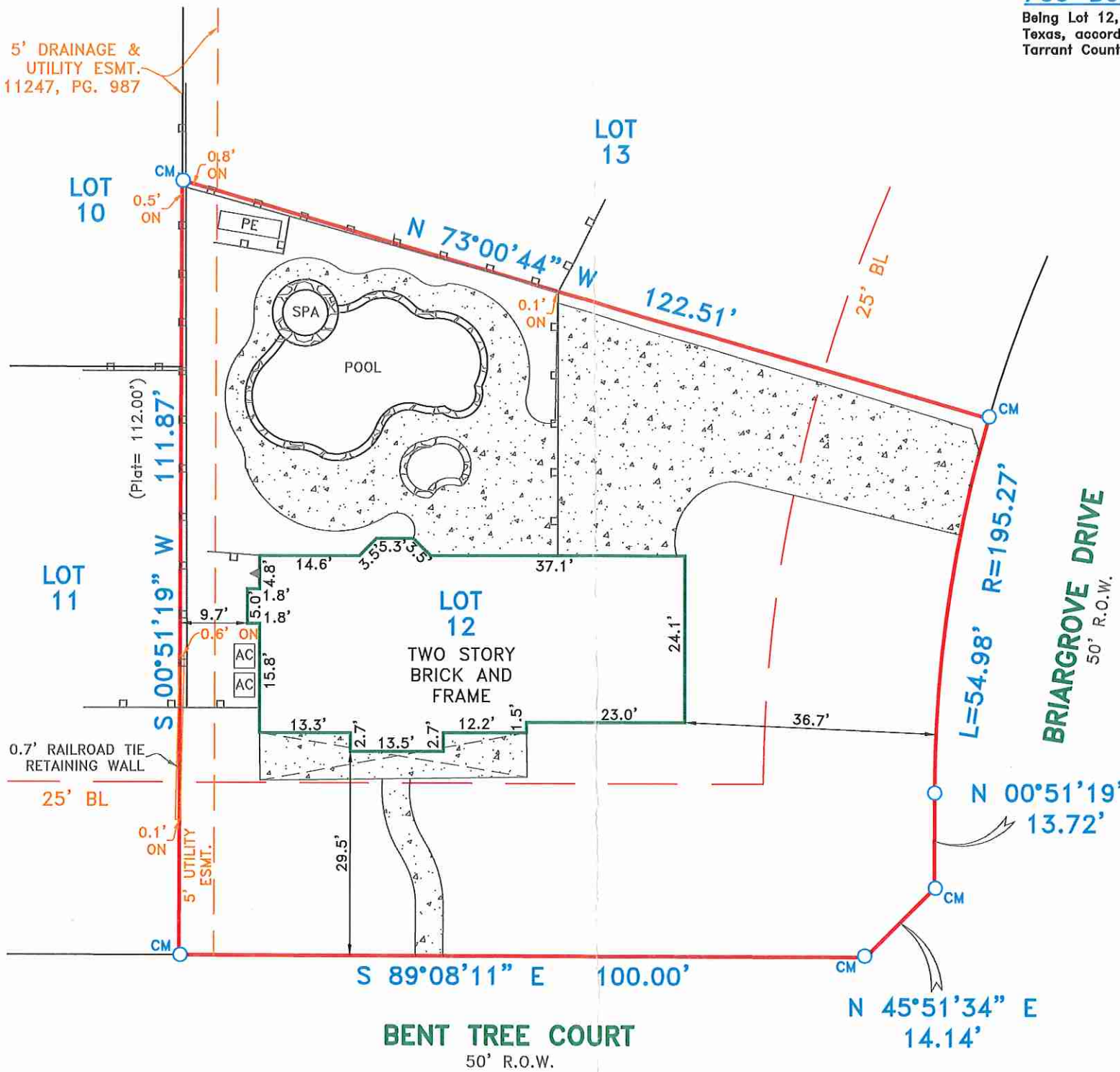
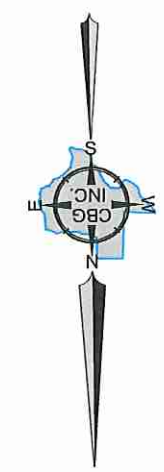
C.B.G. Surveying, Inc.

Capital Title

709 Bent Tree Court

Being Lot 12, Block 2 of Bentridge Estates, an Addition to the City of Hurst, Tarrant County, Texas, according to the Amended Plat thereof recorded in Cabinet A, Slide 1572, Plat Records, Tarrant County, Texas.





LEGEND

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

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 11247, PG. 987

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 1328, PG. 535

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

FLOOD NOTE: According to the F.I.R.M. No. 48439C0210 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 Capital 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.

Date: _____

Accepted by: _____ Purchaser

_____ Purchaser

Drawn By: JW

Scale: 1" = 20'

Date: 06/11/13

GF NO.: 13-164487-PC

Job No. 1303436-1

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
www.cbgdfw.com

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 LAND SURVEYOR

Bryan Connally

BRYAN CONNALLY
R.P.L.S. NO. 5513