

LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
✦ POINT FOR CORNER	● POWER POLE
⊗ 60D NAIL FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— — IRON FENCE
■ COLUMN	—X— BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — EDGE OF ASPHALT
—OHP— OVERHEAD ELECTRIC POWER	— — EDGE OF GRAVEL
—OES— OVERHEAD ELECTRIC SERVICE	□ CONCRETE
○ CHAIN LINK	▭ COVERED AREA
□ WOOD FENCE 0.5' WIDE-TYPICAL	
□ DOUBLE SIDED WOOD FENCE	

**EXCEPTIONS:**

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

**NOTES:**  
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48439C0205K, this property does lie in Zone AE and does lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. 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 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.

Accepted by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Purchaser  
 Purchaser

5149 Jennings Drive

Being a portion of Lot 1R, Block 4, of Richland Oaks, an addition to the City of Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Volume 300-0, Page 80, of the Map Records of Tarrant County, Texas, same being that tract of land conveyed to Joshua Stewart Graham, by deed recorded in County Clerk's File Number D214042167, Official Public Records of 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 along the Southwest line of Jennings Drive (50 foot right-of-way), said corner being the North corner of Lot 2R of the said Addition, from which an "X" found for witness, bears North 32 degrees 25 minutes 23 seconds West, a distance of 14.73 feet for witness and from which a 60D nail found for witness, bears North 38 degrees 08 minutes 21 seconds West, a distance of 11.59 feet for witness;

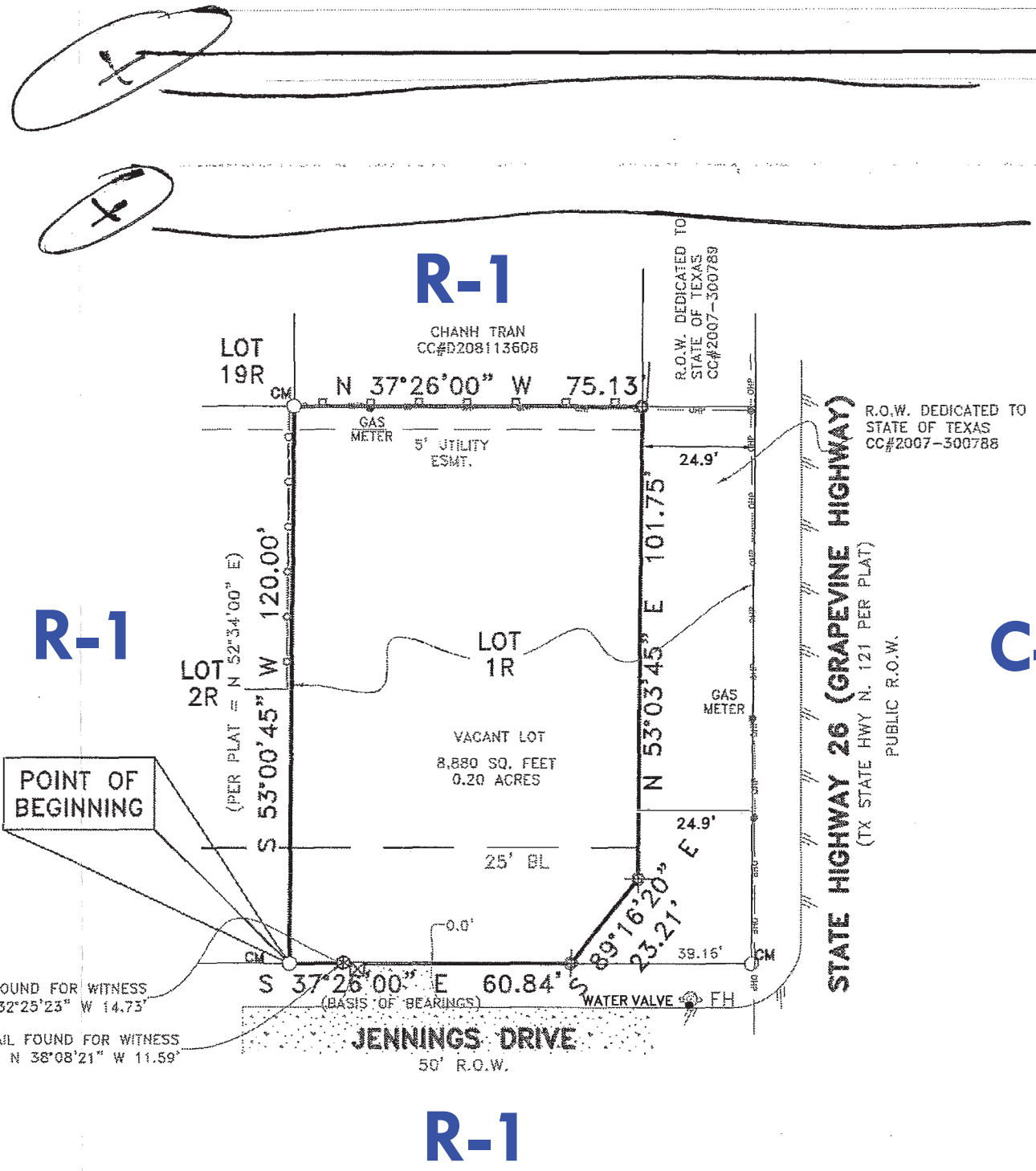
THENCE South 53 degrees 00 minutes 45 seconds West, along the Northwest line of said Lot 2R, a distance of 120.00 feet to a 1/2 Inch Iron rod found for corner, said corner being the North corner of Lot 19R of said Addition and being the East corner of that tract of land conveyed to Chanh Tran, by deed recorded in County Clerk's File Number D208113608, Official Public Records of Tarrant County, Texas;

THENCE North 37 degrees 26 minutes 00 seconds West, along the Northeast line of said Tran tract, a distance of 75.13 feet to a point for corner, said corner being along the Southeast line of State Highway No. 26 (public right-of-way);

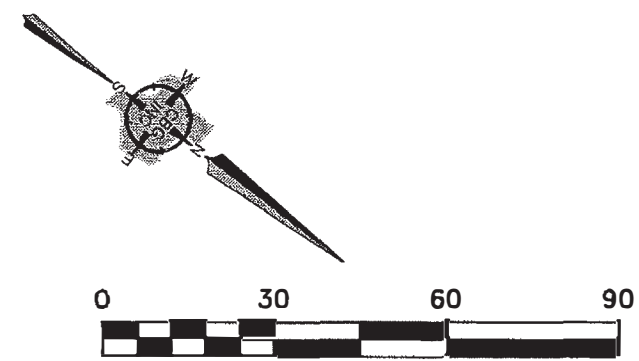
THENCE North 53 degrees 03 minutes 45 seconds East, along the Southeast line of said State Highway No. 26, a distance of 101.75 feet to a point for corner;

THENCE South 89 degrees 16 minutes 20 seconds East, along the South line of the intersection of said Jennings Drive and said TX. State Highway No. 121, a distance of 23.21 feet to a point for corner, from which a 1/2 Inch Iron rod found, bears North 37 degrees 26 minutes 00 seconds West, a distance of 39.16 feet for witness;

THENCE South 37 degrees 26 minutes 00 seconds East, along the Southwest line of said Jennings Drive, a distance of 60.84 feet to the POINT OF BEGINNING and containing 8,880 square feet or 0.20 acres of land.



**CURRENT ZONING: R-4-D**  
**PROPOSED ZONING: R-1**



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 File# No. 10168800  
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Drawn By: SN  
 Scale: 1" = 30'  
 Date: 08/04/17  
 GF NO.: N/A  
 Job No. 1716769