

SURVEY PLAT

ADDRESS: 6829 Crane Road, NORTH RICHLAND HILLS, Texas.
 LEGAL: Lot 1; BAWNLING ADDITION, NEAR SMITHFIELD, Tarrant County, Texas, according to the plat recorded in Volume 388-K, Page 105, Plat Records, Tarrant County, Texas.
 NOTE: According to Flood Insurance Rate Map, dated Aug. 2, 1995, NORTH RICHLAND HILLS, Texas, Community No. 490607H, this residence IS NOT in a Flood Hazard Area. (Residence is in Zone X)

LOT 2
 MEASURES - N 89'50" E
 PLAT CALL - 220.0'
 MEASURES - 221.0'

VOL. 4472, PG. 287
 D.R.T.C.T.

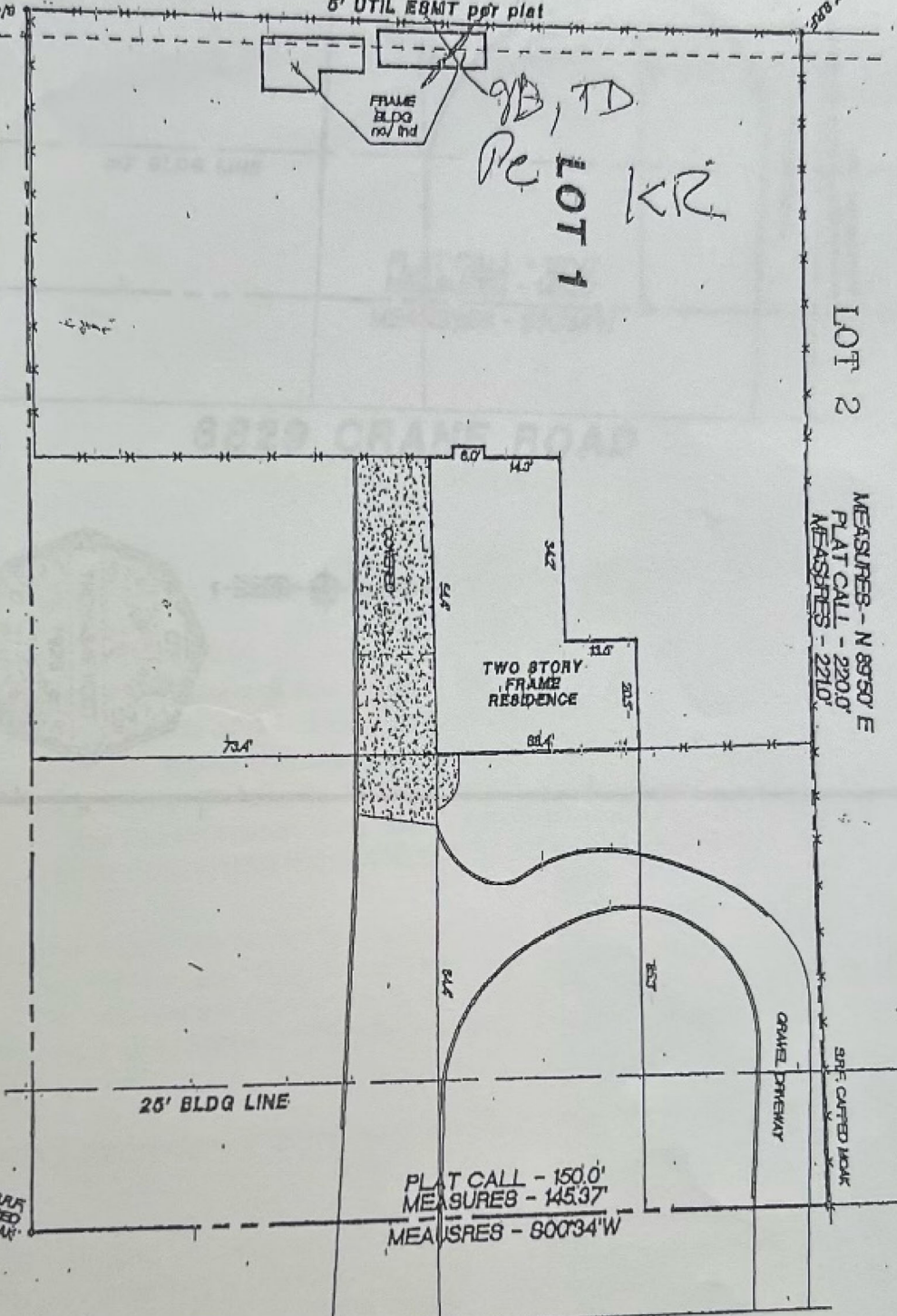
- NOTES:
1. Bearings from plat.
 2. Steel rods found at lot corners used for control.
 3. Use front property-line for fractional control.
 4. Street right of way dedicated with plat.

MEASURES - N 00'03" E
 PLAT CALL - 150.0'
 MEASURES - 144.7'

5' UTIL EGMT per plat

VOL. 388-174, PG. 82

MEASURES - 219.7'
 PLAT CALL - 220.0'
 S 90'00" W



6829 CRANE ROAD

PLAT CALL - 150.0'
 MEASURES - 145.97'
 MEASURES - 800'34" W

25' BLDG LINE

LEGEND

- RF - STEEL ROD FOUND
- R.R. - STEEL ROD SET
- - - - - PROPERTY LINE
- - - - - WOOD FENCE
- X - CHAIN LINK FENCE
- P.P. - POWER POLE
- - - - - OVER HEAD BLEC. LINE

DATE: 11-11-1998
 SURVEY NO.: 9807759
 G.F. #: 98-8180NDJDN
 SCALE: 1 Inch = 25 feet
 PURCHASER: Bul & Dang

SURVEYORS CERTIFICATION

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, visible easements or rights of way, except as shown hereon and that said property has access to and from a dedicated roadway. Any reference to the 100 year flood plain or flood hazard zones are an estimate based on data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding probabilities of this property.

THOMAS W. VOGT

REGISTERED PROFESSIONAL LAND

NO. 18298

REGISTERED PROFESSIONAL-EN

NO. 45822

1701 OAKWOOD

KALTOOK CITY, TEXAS 761

FAX 824-6823



The undersigned have received and reviewed a copy of this survey.

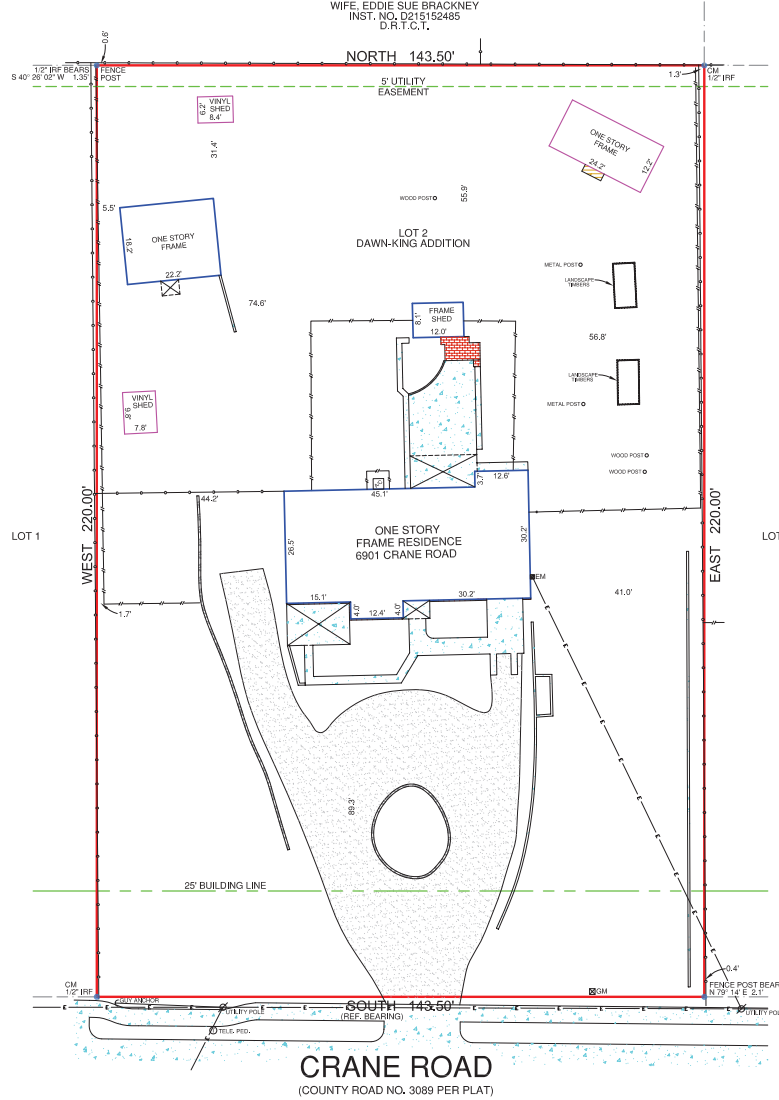
[Handwritten signatures]

Date: 07/29/2022

PROPERTY DESCRIPTION:

BEING LOT 2, OF DAWN-KING ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 388-M, PAGE 105, PLAT RECORDS, TARRANT COUNTY, TEXAS.

PAUL M. BRACKNEY AND WIFE, EDDIE SUE BRACKNEY
INST. NO. D215152485
D.R.T.C.T.

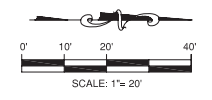


FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48020204, DATED SEPTEMBER 25, 2005.

FEMA NOTE
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 LOCATIONS 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 #6 NUMBER SHOWN HEREON PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THE DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED AS SHOWN OR NOTED HEREON, THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

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 LOCATIONS 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 #6 NUMBER SHOWN HEREON PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THE DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED AS SHOWN OR NOTED HEREON, THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE MEANDERINGS.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE #6 NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IRP = IRON PIPE FOUND
	IRS = IRON ROD SET
	WFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST



TITLE SURVEY

GF#: CTTL58-8059581600057-DR

BORROWER:
SHARON R. BEERS

PREMIER JOB #: 16-04108

TECH: MSP DATE: 06/07/16

FIELD: MJ FIELD DATE: 06/06/16

6901 CRANE ROAD
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

Premier Surveying LLC

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