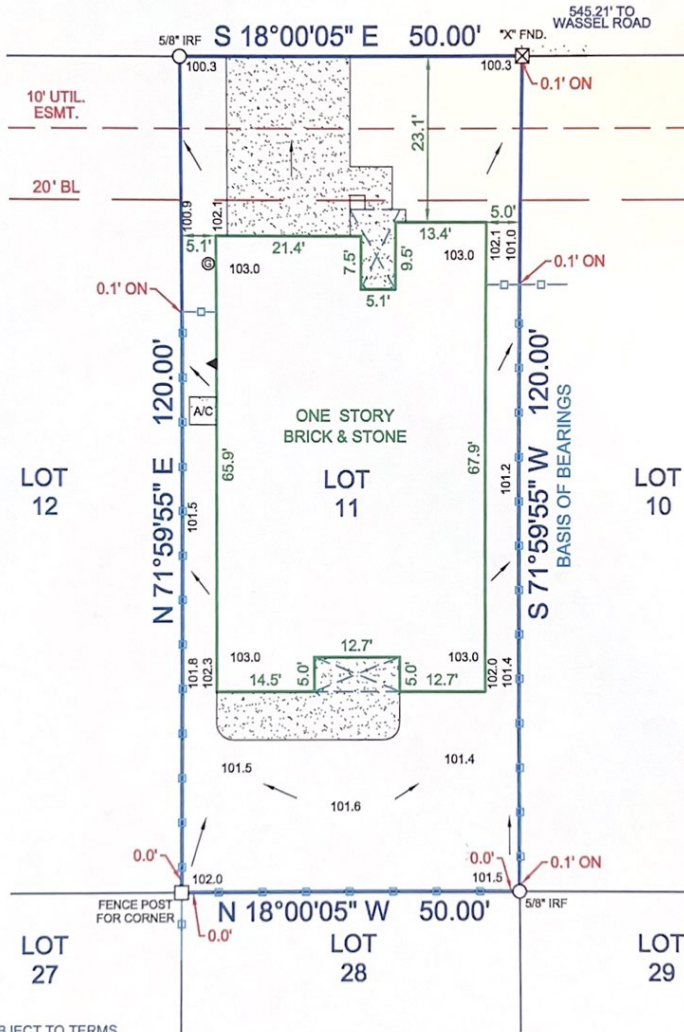


FINAL SURVEY

This is to certify that persons under my direction have, this date, made an on-the-ground survey of property located at 11809 TOPPELL TRAIL, in the City of FORT WORTH, Texas, Lot 11 Block 3 of WELLINGTON - AREA 1 SOUTH, PHASE 1, an addition to the City of FORT WORTH, TARRANT COUNTY, Texas, according to the MAP OR PLAT THEREOF recorded in COUNTY CLERK'S FILE NO. D218061717 of the MAP AND/OR PLAT Records of TARRANT County, Texas.

TOPPELL TRAIL
50' R.O.W.

ASSUMED 100.00
@ T.O.C.



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN COUNTY CLERK'S FILE NO. D218076672 WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
VOL. 15805, PG. 404

ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT AND AS FURNISHED IN REFERENCED COMMITMENT FOR TITLE INSURANCE UNLESS OTHERWISE NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0035L

I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____

TITLE CO.: FIRST AMERICAN

GF NO.: GFDAL-20-331

BORROWER: DAVIS

DRAWN BY: CSH

CHECKED BY: _____

DATE: 9/9/2020

SCALE: 1"=20'

TASK NO.: 2001100-3

LEGEND	
	COVERED AREA
	CONCRETE PAVING
	BRICK
	STONE
	CONTROL MONUMENT
	CHAIN LINK FENCE
	WOOD FENCE (CENTER POST)
	IRON FENCE
	OVERHEAD ELECTRIC SERVICE
	OVERHEAD POWER LINE
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	"X" FOUND / SET
	ELECTRIC METER
	POWER POLE
	GAS METER

TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

STATE OF TEXAS
REGISTERED
GARY E. JOHNSON
5299
PROFESSIONAL
LAND SURVEYOR