

SCALE 1"=30'

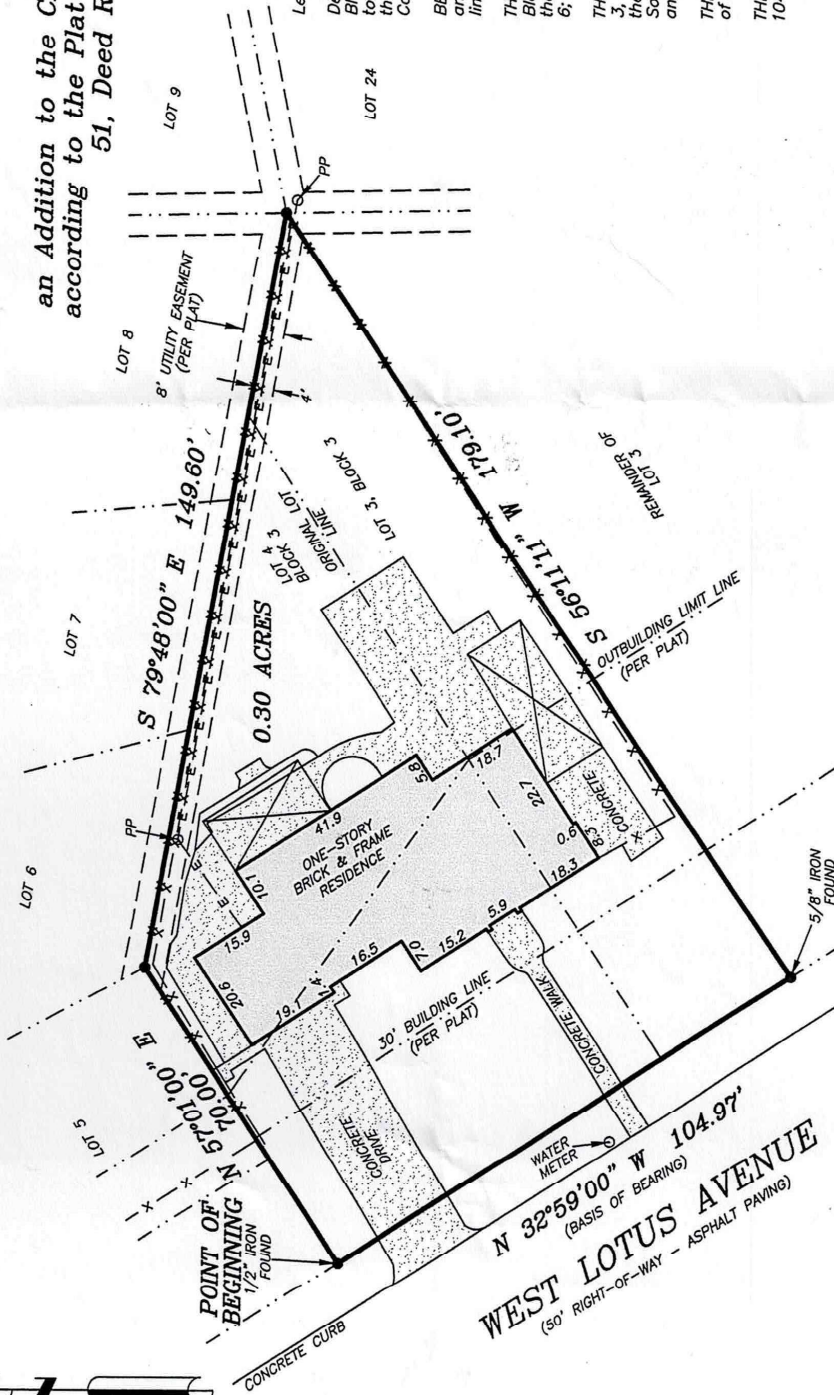
Survey Plat

2012 West Lotus Avenue

Being 0.30 acres of land, being all of Lot 4 and a portion of Lot 3, Block 3,

WEST OAKHURST

an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-C, Page 51, Deed Records, Tarrant County, Texas.



Legal Description

Description for a 0.30 acre tract of land, said tract being all of Lot 4, Block 3 and a portion of a Lot 3, Block 3, WEST OAKHURST, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-C, Page 51, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northwest corner of said Lot 4 and the Southwest corner of Lot 5, Block 3, said iron being in the East line of West Lotus Avenue;

THENCE N 57°01'00" E, with the common line of said Lots 4 and 5, Block 3, 70.00 feet to the most Northerly corner of said Lot 4 and for the Southeast corner of said Lot 5 and for the Southwest corner of Lot 6;

THENCE S 79°48'00" E, with the North line of said Lots 4 and 3, Block 3, and with the South line of Lots 6, 7, and 8, Block 3, 149.60 feet to the most Northerly Northeast corner of said Lot 3, and for the Southeast corner of said Lot 8 and for the Southwest corner of Lot 9 and for the Northwest corner of Lot 24;

THENCE S 56°11'11" W, 179.10 feet to a 5/8" iron found in the East line of said West Lotus Avenue;

THENCE N 32°59'00" W, with the East line of said West Lotus Avenue, 104.97 feet to the POINT OF BEGINNING.

BASIS OF BEARING PER PLAT.
SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY TITLE RESOURCES, IN TITLE COMMITMENT NO. 12-145502-CA, DATED AUGUST 28, 2012.
PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 2114, PAGE 556 AND VOLUME 2114, PAGE 560, D.R.T.C.T.

ACCORDING TO THE F.L.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
OCTOBER 10, 2012

Randy Surveying
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