



BEING Lot 1-A-1, Block E, Westside Acres Addition, an Addition to the City of River Oaks, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Page 24, Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2" iron rod with yellow plastic cap

LEGAL DSCRIPTION

stamped "4030 found for the southeast corner of said Lot THENCE N 89°53'38" W a distance of 111.00' to a 1/2" iron

rod with yellow plastic cap stamped "4030 found for the southeast corner of said Lot 1—A—1; THENCE N 00°06'22" E a distance of 12.10' to a point for

THENCE N 89°53'38" W a distance of 138.00' to a point for corner in the east Right Of Way line of Churchill Road; THENCE N 00°06'22" E following the east Right Of Way line of Churchill Road a distance of 50.80' to a point for corner; THENCE S 89°53'38" E a distance of 249.00' to a point for

THENCE S 00°06'22" W a distance of 62.90' to the POINT OF BEGINNING and containing 13,992 Square Feet or 0.321 Acres

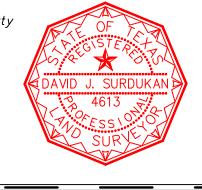
NOTES:

- The original copy will have original signatures, stamp seal and an impression seal.
 Copyright 2017, Surdukan Surveying, Inc.
- 3. This survey is being provided solely for the use of the current parties. 4. This survey is subject to all easements of record.
- 5. The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2016. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613





LEGEND

- C.M. = CONTROLLING MONUMENT
- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613) IRF = IRON ROD FOUND
- \emptyset = POWER POLE
- ⑤ = GAS RISER PIPE □ = FENCE POST

BOUNDARY/TOPOGRAPHIC SURVEY
LOT 1-A-1, BLOCK E

WESTSIDE ACRES ADDITION BEING 0.321 ACRES OUT OF THE EDWARD ELLIS SURVEY ABSTRACT NO. 462 CITY OF RIVER OAKS TARRANT COUNTY, TEXAS

> SURDUKAN SURVEYING, INC. P.O. BOX 126 ANNA, TEXAS 75409 (972) 924-8200 FIRM NO. 10069500

SCALE 1" = 20' DATE: JULY 11, 2018 JOB No. 2018–77