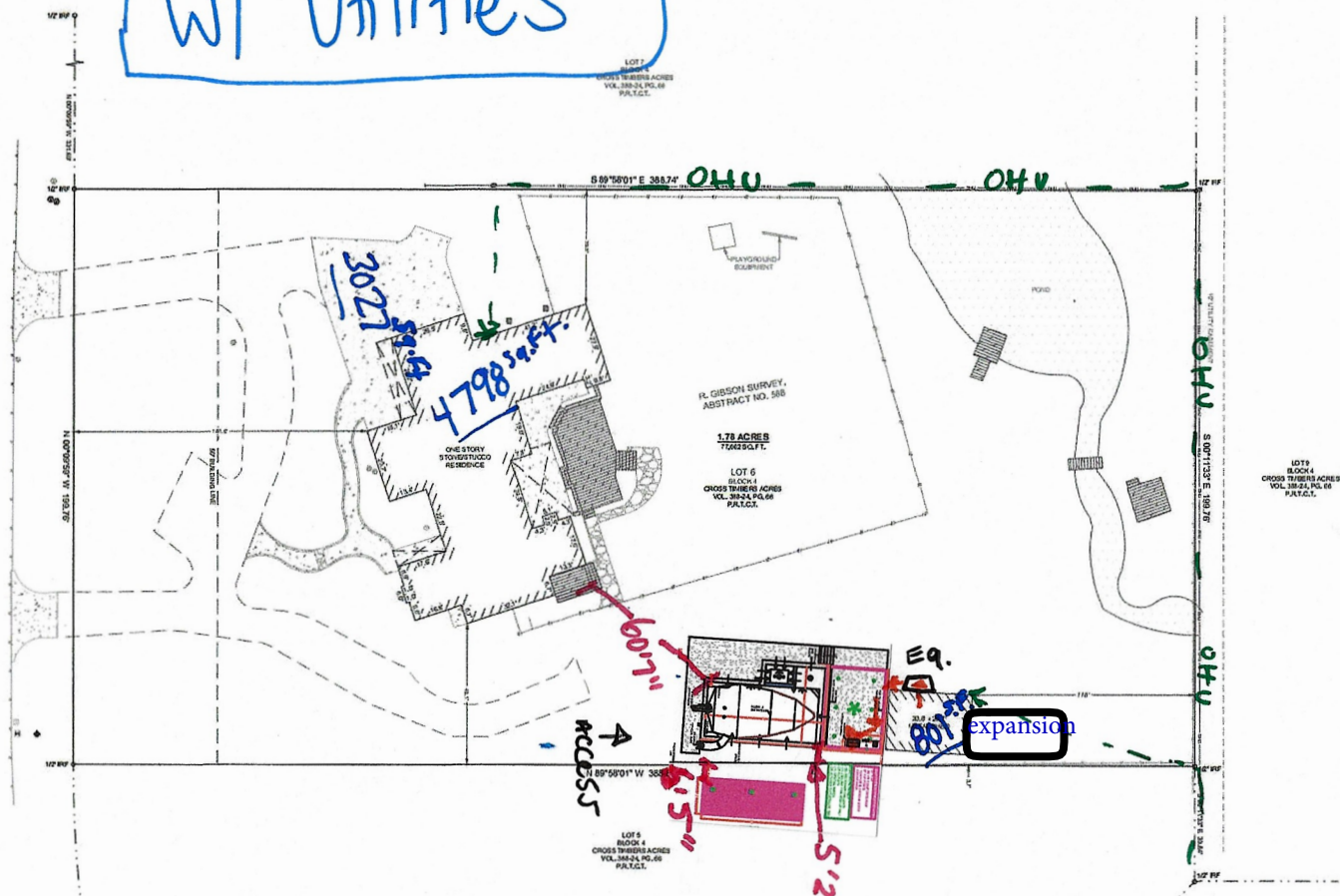


STANDARD LAND SURVEY

NO Conflict
w/ Utilities



LEGAL DESCRIPTION

Lot 6, Block 4, of Cross Timbers Acres, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-24, Page 60, Plat Records, Tarrant County, Texas.

FLOOD NOTE

This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 408032 as shown on Map Number 48450C0008X. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1 (877) FEMA MAP.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. All building lines, setbacks, and assessments shown herein are by Volume 388-24, Page 66, P.P.L.C.T., unless noted otherwise.
3. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Revision 2011).
4. This document represents an accurate on the ground survey of 1925 Spring Drive in the City of Keller, Tarrant County, Texas, on May 7, 2025.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be proscribed to the fullest extent of the law. The surveyor will not be responsible to the client for any types or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

JOB NUMBER
2504 041
DATE
05/08/2025
REVISION
DRAWN BY
CMW

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR CERTIFICATION
The survey substantially complies with the current Texas Society of Professional Surveyors' Manual of Practice and is eligible for a Category "A" Commission, Land Title Survey.

Chad McCombes
No. 12458

LEGEND

C	On/Off	□	As Constructed Use	Water	—	Property/Other
#	Power Pole	○	Well Point	SHAG	—	Edge of Road
⊙	Survey Control	⊙	Waterline	Gravel	—	Edge of Field
⊙	Survey CG	⊙	Transmission Line	Head/Disk	—	Utility Fence
⊙	Water Meter	○	Security Structure	Gravel	—	Over Fence
M	Water Meter	○	Well	Gravel	—	Over Fence
+	Fire Hydrant	□	Wellhead	Gravel	—	Over Fence

VA. Means P.P.L.C.T. Texas