

Grant Engineering, Inc.

Engineers
2751 Park Hill Drive

Surveyors
Fort Worth, Texas 76109
Firm Registration No. 100919-00

Planners
817-923-3131

Legal Description

Lot 7-R, Block 12, MASONIC HOME ADDITION, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-48, Page 220, Plat Records, Tarrant County, Texas.

The Basis of Bearings used to prepare this survey is a bearing of Due South along the east line of Lot 7-R as shown on the plat recorded in Volume 388-48, Page 220, Plat Records, Tarrant County, Texas.

Controlling Monuments:

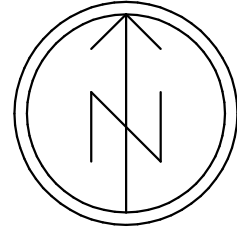
5/8" steel rod at NW corner of Lot 1, Block 12, Volume 309, Page 37
1/2" steel rod at SE corner of Lot E, Block 12, Volume 1961, Page 579

LEGEND:

LP = LIGHT POLE
WF = WOOD FENCE
CF = CHAIN LINK FENCE

Street Address

4012 Erath Street
Fort Worth, Texas 76119

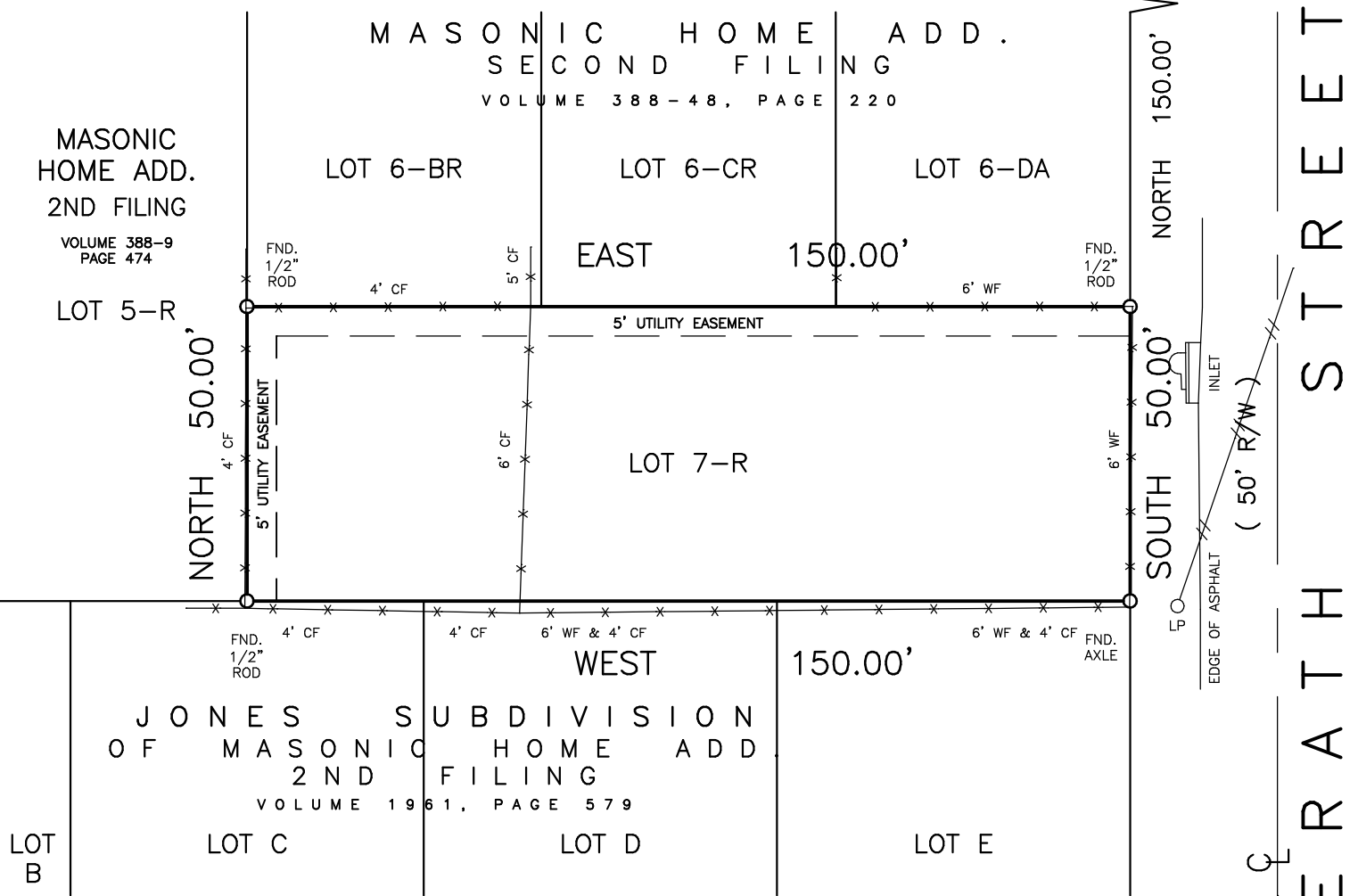


SCALE: 1" = 30'

TRACT AREA

7,500 Square Feet
0.1722 Acres

SOUTH RIGHT-OF-WAY LINE OF MONTAGUE STREET

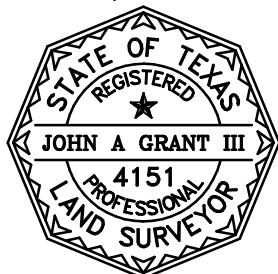


No part of the subject property lies within the 100 year flood plain.

Flood Zone X Community 480596 Panel 0310-L Eff. Date 3-21-19

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: July 24, 2023
Job No. 11598-23
F.B. 386 P. 35
G.F. _____



John A. Grant III

JOHN A. GRANT, III
Registered Professional Land Surveyor 4151