

PLAT SHOWING

Being Lot **32**, in Block **F**, of WATERCRESS – PHASE 2, an Addition to the City of Haslet, Tarrant County, Texas, according to the Plat thereof recorded in cc# D222096664, Plat Records, Tarrant County, Texas.

2188 CLOVERFERN WAY

BEARING_SOURCE
BEARINGS SHOWN HEREON ARE
BASED ON THE PLAT
RECORDED IN CLERK'S FILE
NO. D222096664,
R.P.R.T.C.T. (PLAT)

FLOOD CERTIFICATION

Subject property is located
in Zone X (unshaded)
according to the Flood
Insurance Rate Map
Community Panel Map #
48439C0055 K
Dated: September 25,
2009

"Zone X" (unshaded)
Areas determined to be
outside the 0.2% annual
chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create any liability on part of the surveyor and/or surveying company.

337.85' TO
PEPPERCRESS
LANE

(CONTROL BEARING)
N 14° 54' 10" E
FNC

0.2'
ON

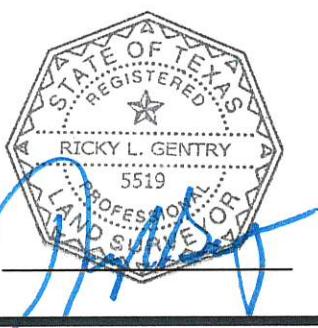
IRF(CM)

**2188 CLOVERFERN WAY
50' R.O.W.**

NOTES:

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by First American Title Guaranty Company; Title Commitment GF No. 1016-383586-RTT, Effective Date: 01/08/2024.
- 2) Subject to building lines and easements referenced and/or in cc# D222096664, P.R.T.C.T. and the aforementioned Title Commitment.
- 3) Building Lines are per the builder requirements.
- 4) Subsurface structure(s), utilities and easements are beyond the scope of this survey.
- 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities and/or liens are beyond the scope of this survey.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE:

02/12/2024

BL = BUILDING LINE
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 PUE = PUBLIC UTILITY EASEMENT
 CM = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 ● = IRON ROD
 -X- = FENCE
 - - = DIRECTION OF FLOW

SCALE: 1" = 20'
DRAWN BY: PDS
PH JOB #AM-WC2-F-32
BLS JOB # 232001004

AMERICAN



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Planning / Residential / Commercial

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