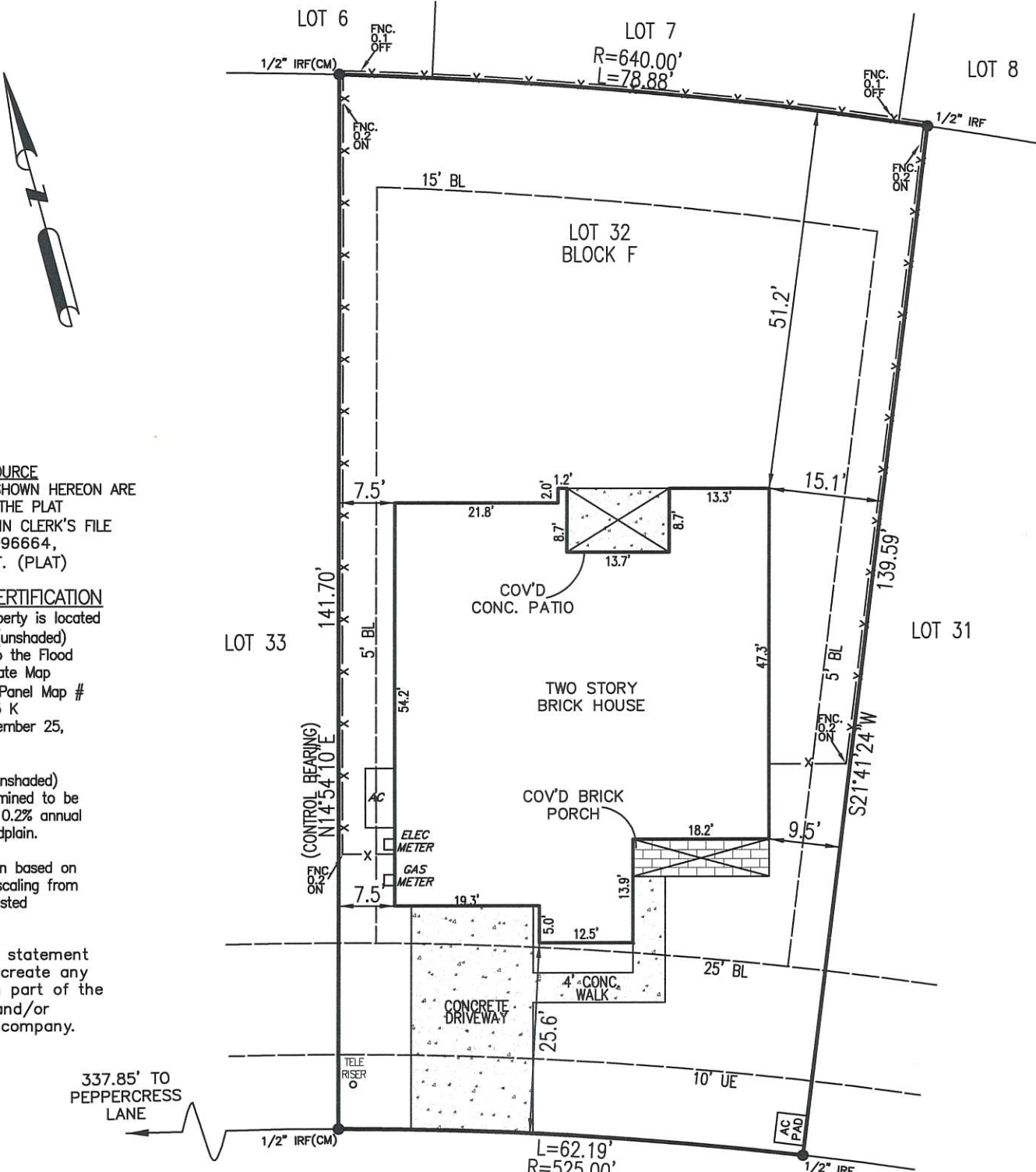


PLAT SHOWING

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

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

- LEGEND**
- 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

BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

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