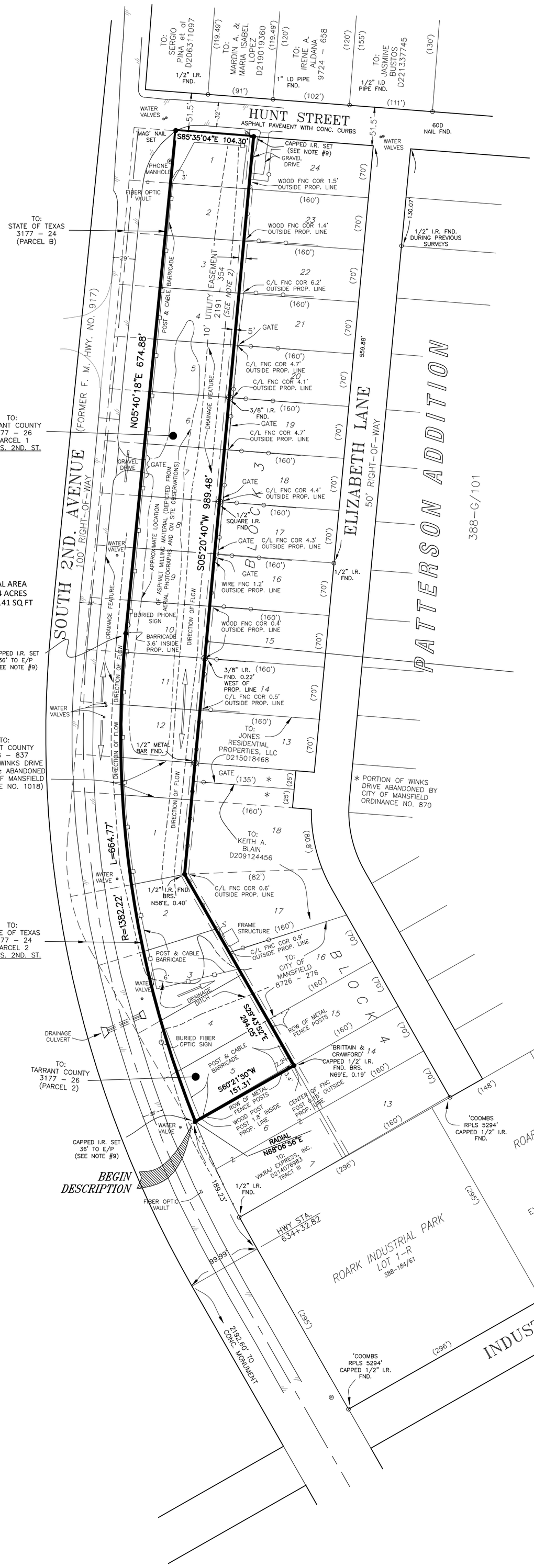

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES

1) Alamo Title Insurance Commitment for Title Insurance Number 6000182200638, with an Effective Date of August 15, 2022, and issued September 23, 2022, was utilized in preparing this survey document.

2) Language within the Dedication of and Protective Covenants of Patterson Addition to the Town of Mansfield, Tarrant County, Texas, recorded in Volume 2191, Page 354, Tarrant County Deed Records, reserved a 5 foot easement over the rear of each lot for utility installation and maintenance.

3) By the description contained within that certain deed recorded in Volume 3177, Page 24, Tarrant County Deed Records, the reservation for all oil, gas, and Sulphur within said document does not affect the subject tract.

4) At the time of survey no visible evidence of utilities was observed within the limits of that portion of former Wicks Lane conveyed to the Tarrant County by that certain instrument recorded in Volume 11738, Page 837, Tarrant County Deed Records.

5) The subject property is affected by the conditions and stipulations contained within that certain document titled Paid-up Oil and Gas Lease No. (109330), filed under County Clerk's File No. D20836118.

6) The subject property is affected by the conditions and stipulations contained within that certain Designation of Pool Unit filed under County Clerk's File No. D208379683.

7) The location of utilities depicted hereon are based on surface evidence observed at the time of survey. No attempt was made to identify the subsurface location of utility lines depicted, or the existence of additional utilities. User of this survey map is advised to contact a reliable subsurface utility locating service prior to any disturbance of earth.

8) According to FEMA's Flood Insurance Rate Map No. 48439C0470K, revised September 25, 2009, the subject lies within Zone X (unshaded). Said Zone is defined as "Areas determined to be outside of the 0.2% annual chance floodplain."

9) All capped iron rods set are ½" iron rebar with an aluminum cap stamped "TARRANT COUNTY".

10) Bearings and distances are related to the Texas Coordinate System of 1988 (2011) North Central Zone, utilizing AllTerra RTKnet VRS network system. Distances can be converted to surface distanced by multiplying each grid distance by a combined scale factor of 1.0001218. Area shown is surface area.

Survey map of

Portions of Lots 1 through 12, Block 3, Lots 1 through 5, Block 4, PATTERSON ADDITION, as shown on plat thereof, recorded in Volume 388-G, Page 101, Tarrant County Plat Records, and a portion of vacated Wicks Drive, in the City Mansfield, Tarrant County, Texas.

(See accompanying description)

Surveyed on the ground under my supervision. The corners are marked or referenced as shown.

TARRANT COUNTY DEPARTMENT OF TRANSPORTATION SERVICES

RELEASED FOR REVIEW PURPOSES

PRELIMINARY: THIS DOCUMENT SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT AND SHALL NOT BE RECORDED FOR ANY PURPOSE.

October 27, 2022

Robert "Bob" Viscome
Texas Registration No. 5605

TARRANT COUNTY DEPARTMENT OF TRANSPORTATION SERVICES

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TBPELS Firm No. 1013100

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