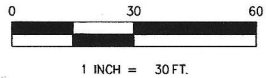


GENERAL NOTES

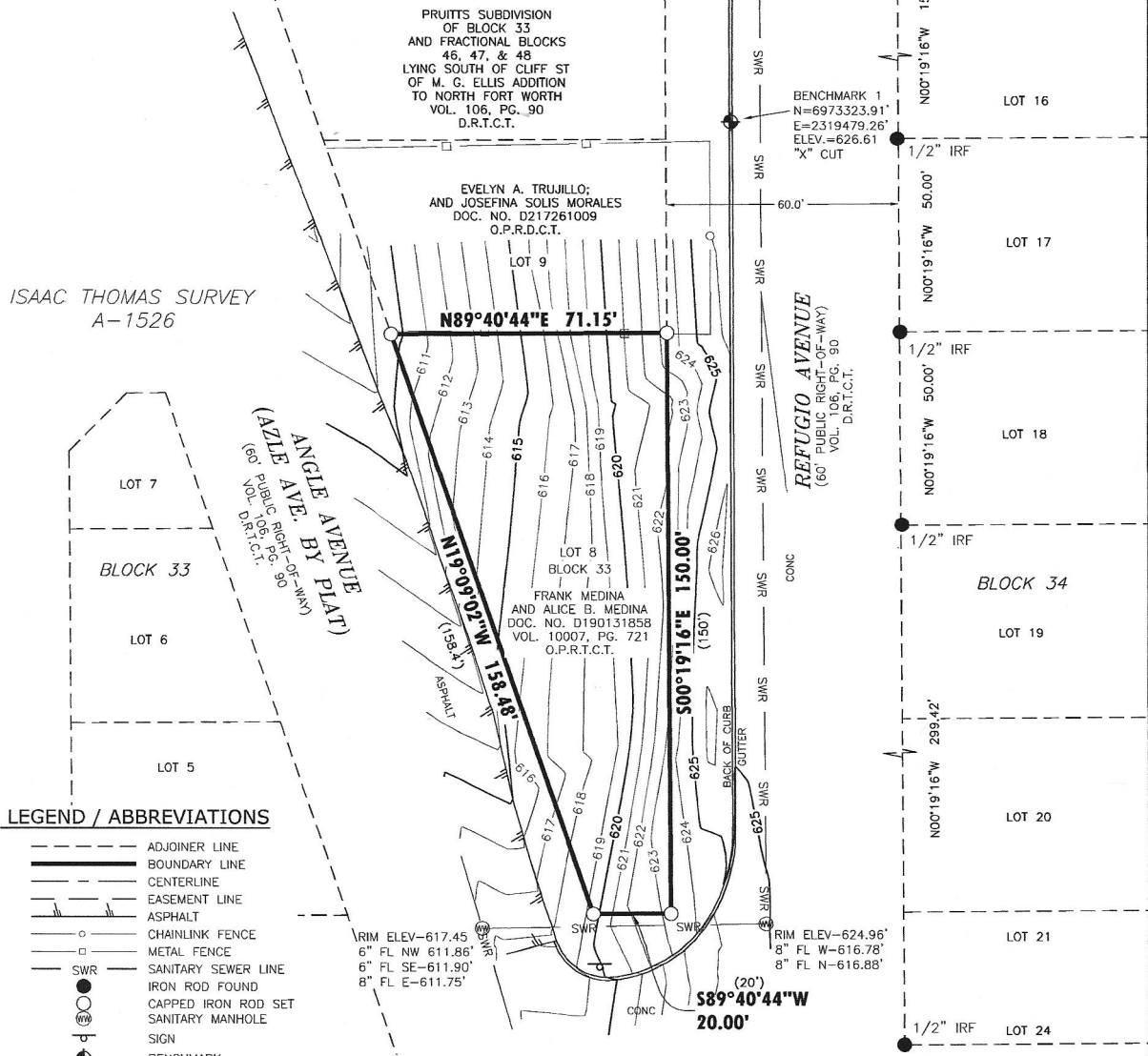
1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
3. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
5. Flood Statement: This site is situated in Non-shaded Zone "X" in the City of Fort Worth, Tarrant County, Texas according to FEMA map number 48439C0190L, dated MARCH 21, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

GRAPHIC SCALE



LEGAL DESCRIPTION

Being Lot 8 Block 33, of Pruitts Subdivision of Block 33 and of Fractional Blocks 46, 47, & 48 Lying South of Cliff St of M. G. Ellis Addition to North Fort Worth, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 106, Page 90, Deed Records, Tarrant County, Texas.



ISAAC THOMAS SURVEY
A-1526

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- ASPHALT
- CHAINLINK FENCE
- METAL FENCE
- SWR SANITARY SEWER LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- SANITARY MANHOLE
- SIGN
- BENCHMARK
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- IRF IRON ROD FOUND

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 2, 2021, that this plot correctly represents the facts found at the time of said survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Robert Glen Maloy 06/04/2021
Robert Glen Maloy Texas R.P.L.S. No. 6028



**BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 8, BLOCK 33
PRUITTS SUBDIVISION OF BLOCK 33
AND OF FRACTIONAL BLOCKS 46, 47, & 48
LYING SOUTH OF CLIFF ST OF M. G. ELLIS
ADDITION TO NORTH FORT WORTH
VOLUME 106, PAGE 90, D.R.T.C.T.
ISAAC THOMAS SURVEY, ABSTRACT-1526
TARRANT COUNTY, TEXAS**



6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2021\21-1543\Draw\21-1543 2609 Refugio Ave.dwg

FILED BY: WS

DRAWN BY: BF

CHECKED BY: RGM

JOB NO. 21-1543