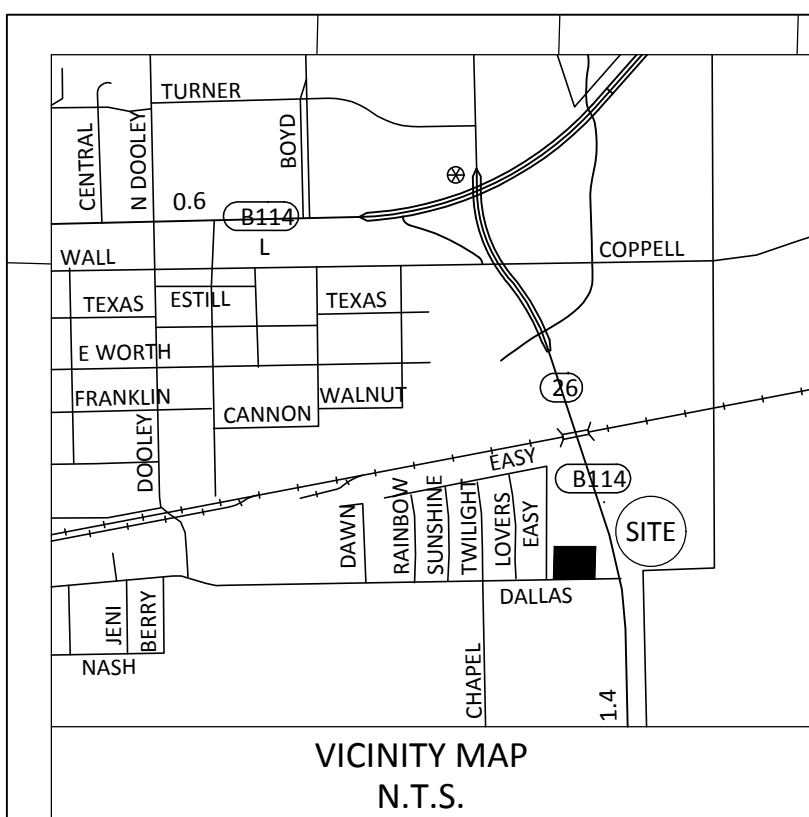




LOT 57
GILPIN TRUST
INST# D218075926
D.R.T.C.T.

LOT 58
BLADIMIR MOLINA
INST# D221371164
D.R.T.C.T.

SUNSHINE HARBOR ADDITION
VOLUME 388-223, PAGE 34
D.R.T.C.T.

LOT 59
MARIO GAUNA
VOLUME 7688, PAGE 1898
D.R.T.C.T.

LOT 60
VINCENT P DUHON
VOLUME 16952, PAGE 223
D.R.T.C.T.

FLOOD NOTE
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0120 K, MAP REVISED SEPTEMBER 25, 2009.

HORIZONTAL AND VERTICAL CONTROL
DATUM BASE NOTE:
HORIZONTAL DATA SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202). VERTICAL DATA BASED ON NAVD88.

LOT 1, BLOCK 1
MILLER COMPANY ADDITION
CABINET A, SLIDE 12703
INST# D208188055
P.R.T.C.T.

E NORTHWEST HIGHWAY (BUS. 114/LOOP 382)

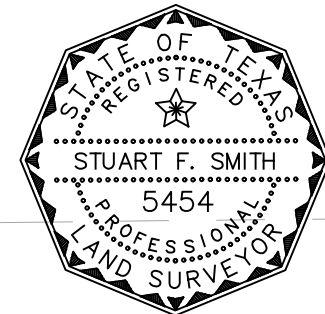
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 * 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000
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LEGAL DESCRIPTION:
BEING ALL OF LOT 1, BLOCK 1, ESTHER MOORE ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-166, PAGE 58 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

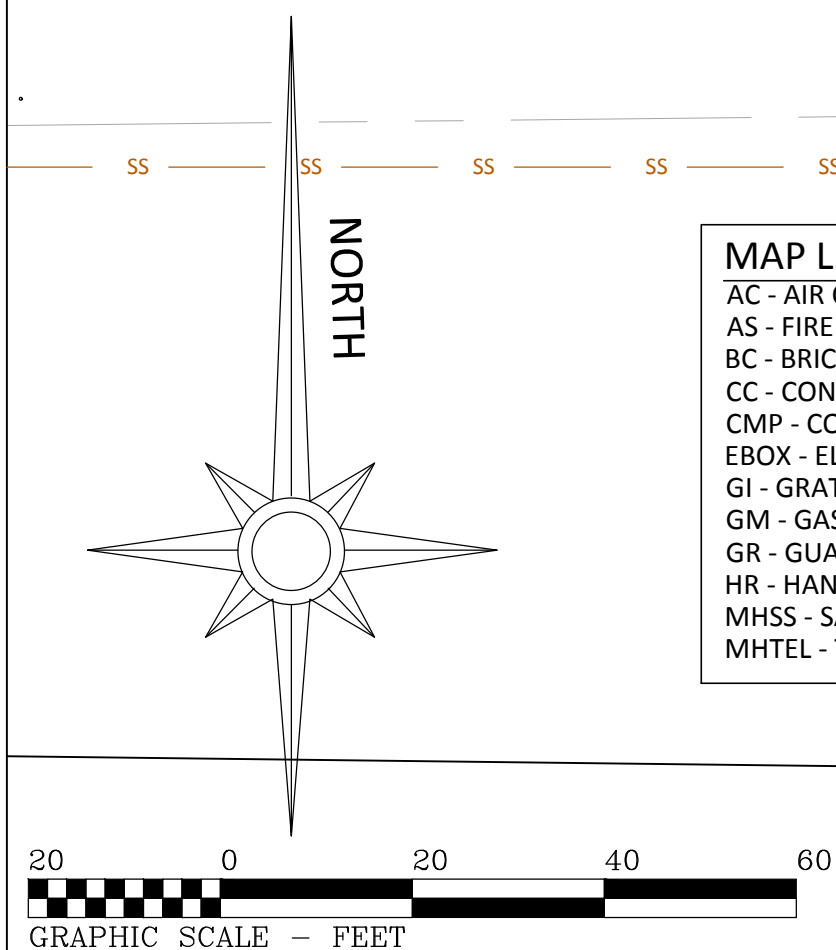
CERTIFICATE
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED, AND THERE ARE NO ENCROACHMENTS OR EASEMENTS VISIBLE ON THE GROUND, EXCEPT AS SHOWN.

SURVEYED ON THE GROUND
FEBRUARY 16, 2022

STUART F. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5454



BOUNDARY AND TOPOGRAPHIC SURVEY MAP
OF
LOT 1, BLOCK 1
ESTHER MOORE ADDITION
AN ADDITION TO THE CITY OF GRAPEVINE,
TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOLUME
388-166, PAGE 58 OF PLAT RECORDS OF
TARRANT COUNTY, TEXAS



MAP LEGEND:
AC - AIR CONDITIONER
AS - FIRE SYSTEM AUTO SPRINKLER
BC - BRICK COLUMN
CC - CONCRETE COLUMN
CMP - CORRUGATED METAL PIPE
EBOX - ELECTRIC BOX
GI - GRATE INLET
GM - GAS METER
GR - GUARD RAIL
HR - HAND RAIL
MHSS - SAN. SEWER MANHOLE
MHTL - TELEPHONE MANHOLE
SCV - SPRINKLER VALVE CONTROL
SSCO - SANITARY SEWER CLEANOUT
SLT - LIGHT STANDARD
SP - STEEL POST "BOLLARD"
SV - SPRINKLER VALVE
TSP - TRAFFIC SIGNAL POLE
TSB - TRAFFIC SIGNAL BOX
PP - POWER POLE
RCP - REINFORCED CONCRETE PIPE
WM - WATER METER
WW - WINGWALL
W-VA - WATER VAULT
WV - WATER VALVE

CONTROL POINT "T-2"
1/2" IRON ROD STAMPED
"B & C RANDOM"
NORTHING: 7025264.14800
EASTING: 2409493.22500
ELEVATION: 612.99'

CONTROL POINT "T-1"
1/2" IRON ROD STAMPED
"B & C RANDOM"
NORTHING: 7025265.83600
EASTING: 2409583.04600
ELEVATION: 612.87'

BENCHMARK NO. 2
CHISELED BOX CUT AT THE BACK OF CURB AND IN THE CENTER OF AN INLET ALONG THE SOUTH CURB LINE OF EAST DALLAS ALSO BEING APPROXIMATELY 200 FEET WEST FROM THE WEST ROW FOR NORTHWEST HIGHWAY.
ELEV=612.23'

EAST DALLAS ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

WATER VALVE
TOP=612.51
ONUT=607.91

WATER VALVE
TOP=612.10
ONUT=608.07