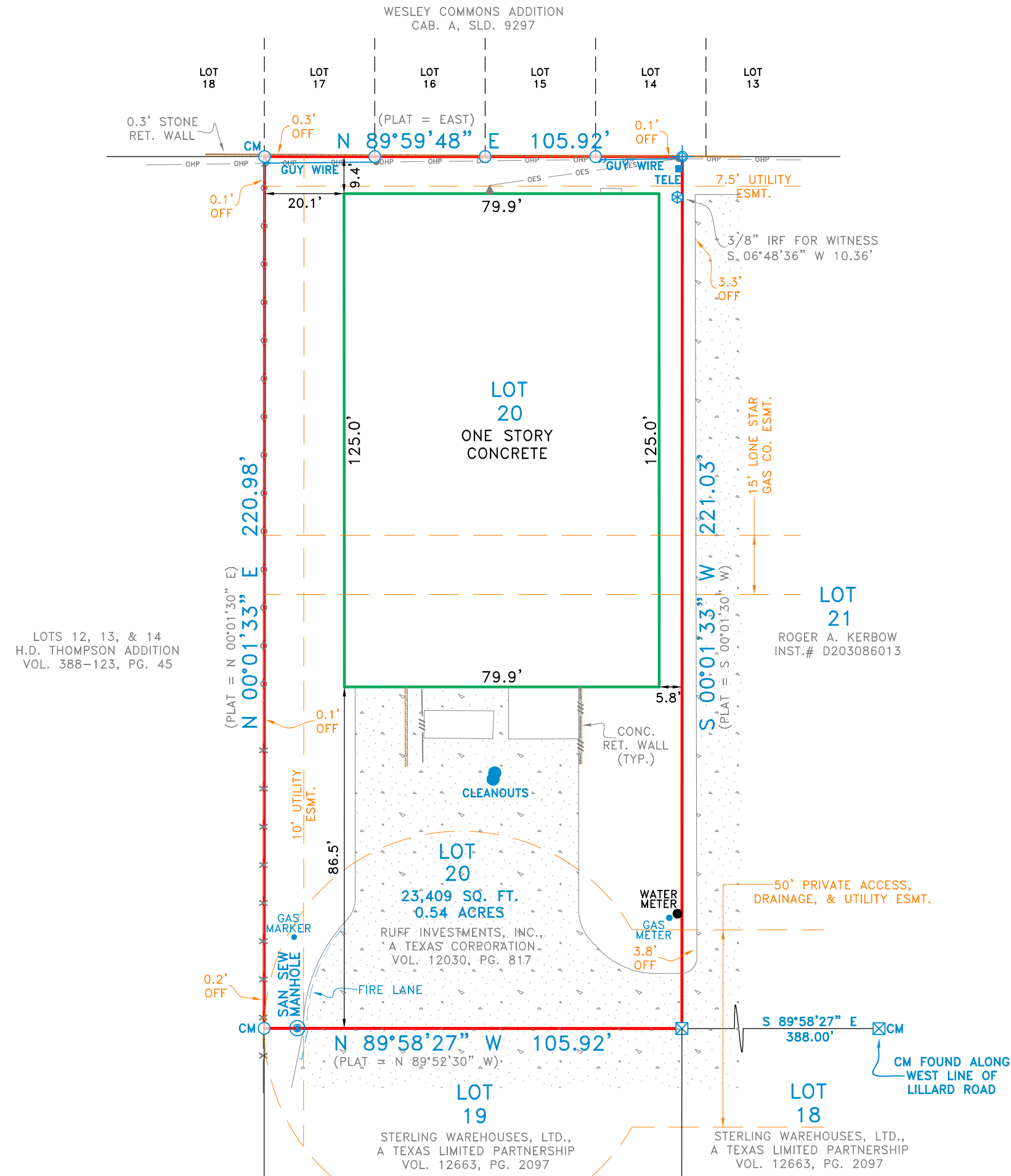


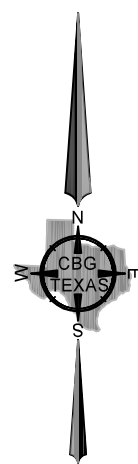


2319 Sterling Court

Being Lot 20, of H.D. THOMPSON ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-131, Page 80, Plat Records of Tarrant County, Texas.



LOTS 12, 13, & 14
H.D. THOMPSON ADDITION
VOL. 388-123, PG. 45



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ruff Investments Incorporated that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 2319 Sterling Court described in Volume 12030, Page 817, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48439C0335K with a date of 09/25/2009) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 16th day of October, 2024.

Bryan Connally

Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:

- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
- EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.
- APPARENT ENCROACHMENT OF 15 FT. LONE STAR GAS CO. ESMT. OVER/INTO BUILDING.
- PLAT IS NOT LEGIBLE.

| REVISIONS | | |
|-----------|----|-------|
| DATE | BY | NOTES |
| | | |
| | | |
| | | |

| LEGEND | |
|-----------------------------|---------------------------------------|
| ○ 1/2" IRON ROD FOUND | PE - POOL EQUIPMENT |
| ⊗ 1/2" IRON ROD SET | ■ COLUMN |
| ○ 1" IRON PIPE FOUND | AC - AIR CONDITIONING |
| □ FENCE POST CORNER | ⊙ FIRE HYDRANT |
| ⊗ "X" FOUND | ▭ COVERED PORCH, DECK OR CARPORT |
| ⊗ 3/8" ROD FOUND | — OES — OES OVERHEAD ELECTRIC SERVICE |
| ▲ UNDERGROUND ELECTRIC | — OHP — OHP OVERHEAD POWER LINE |
| △ OVERHEAD ELECTRIC | ▭ CONCRETE PAVING |
| ● POWER POLE | ◆ POINT FOR CORNER |
| ⊗ GRAVEL/ROCK ROAD OR DRIVE | □ DOUBLE SIDED WOOD FENCE |

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Garland, TX 75043
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F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

| SCALE | DATE | JOB NO. | G.F. NO. | DRAWN |
|----------|------------|---------|----------|-------|
| 1" = 30' | 10/16/2024 | 2416582 | N/A | CAJ |

TEXAS LAND TITLE SURVEY

LOT 20, H.D. THOMPSON ADDITION

CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

2319 STERLING COURT