

TITLE SURVEY

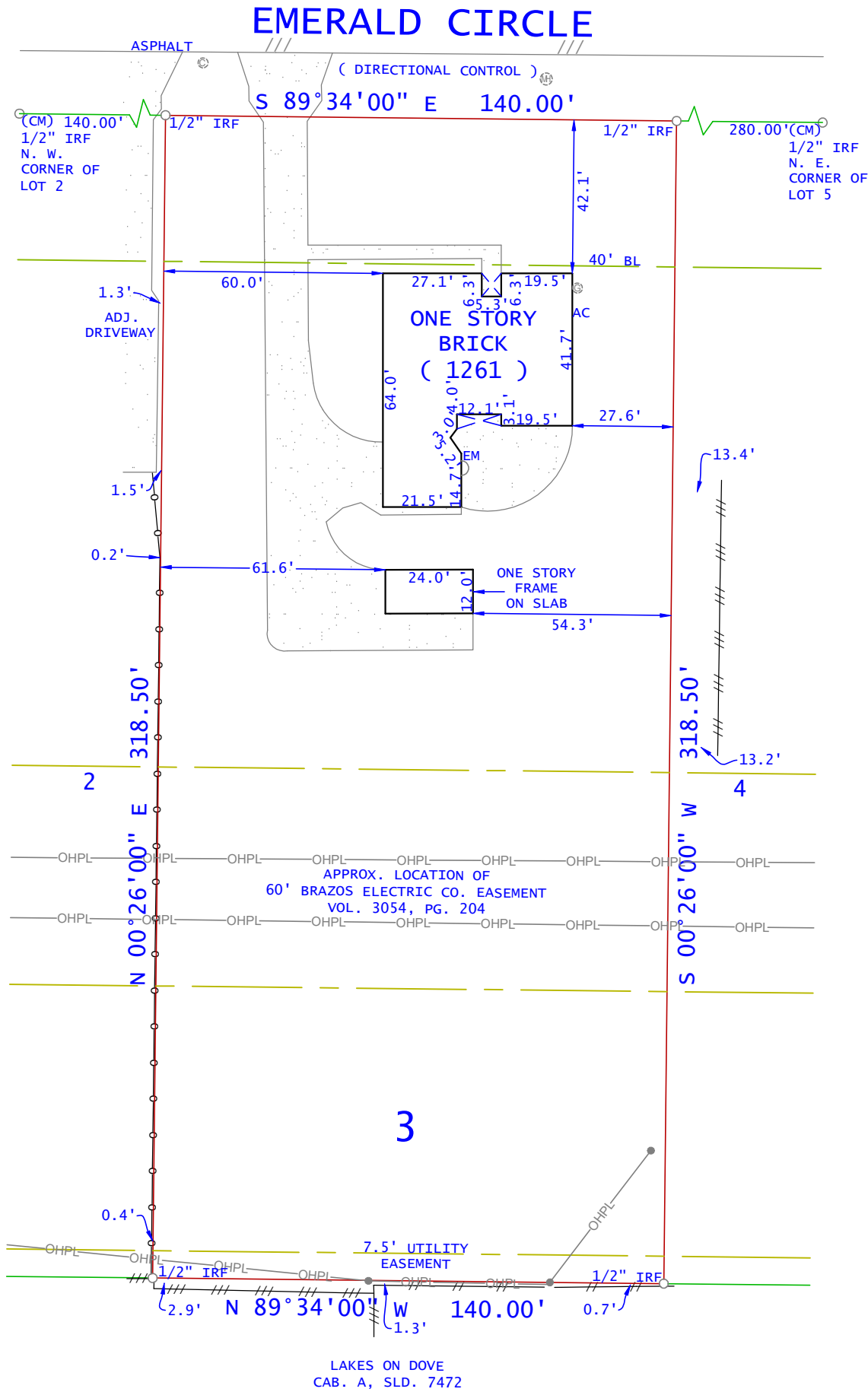
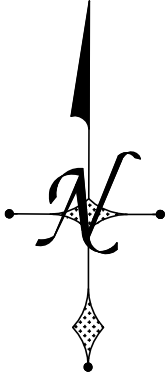


BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1261 Emerald Circle, in the City of Southlake, Tarrant County, Texas.

STATE OF TEXAS:
 COUNTY OF TARRANT:

BEING Lot 3, Block 4, EMERALD ESTATES, an addition to the City of Southlake, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388/165, Page 48, Map and/or Plat Records, Tarrant County, Texas.



NOTE: PROPERTY SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE NO. 71-100, ENTITLED AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH REGIONAL AIRPORT, FILED SEPTEMBER 2, 1982, RECORDED IN VOLUME 82173, PAGE 178, DEED RECORDS, DALLAS COUNTY, TEXAS.

ACCEPTED BY: _____



LEGEND

| | |
|----------------------------------|---------------------|
| WOOD FENCE | --- IRON FENCE |
| CHAIN LINK | --- WIRE FENCE |
| BOUNDARY LINE | --- |
| EASEMENT SETBACK | --- |
| CM - CONTROLLING MONUMENT | |
| MRD - MONUMENT OF RECORD DIGNITY | |
| POINT FOR CORNER | |
| 1/2" YELLOW-CAPPED IRON ROD SET | |
| STAMPED "BURNS SURVEYING" | |
| X-CUT FOUND OR SET (AS NOTED) | |
| FENCE POST FOR CORNER | |
| MONUMENT FOUND | EM - ELECTRIC METER |
| - CABLE | - ELECTRIC |
| - CLEAN OUT | PE - POOL EQUIP |
| - GAS METER | - POWER POLE |
| - FIRE HYDRANT | - TELEPHONE |
| - LIGHT POLE | - WATER METER |
| - MANHOLE | - WATER VALVE |

(UNLESS OTHERWISE NOTED)

THE FOLLOWING EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, DO NOT AFFECT THE DESCRIBED PROPERTY
 Volume 7708, Page 1332

PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS
 Volume 7635, Page 1688

This parcel depicted 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(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY PRESTIGE TITLE & ESCROW
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
 Date: 06/04/2026
 G. F. No.: 2026-JJ-769
 Job no.: 202605496
 Drawn by: JSR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR PRESTIGE TITLE & ESCROW

