

# TITLE SURVEY

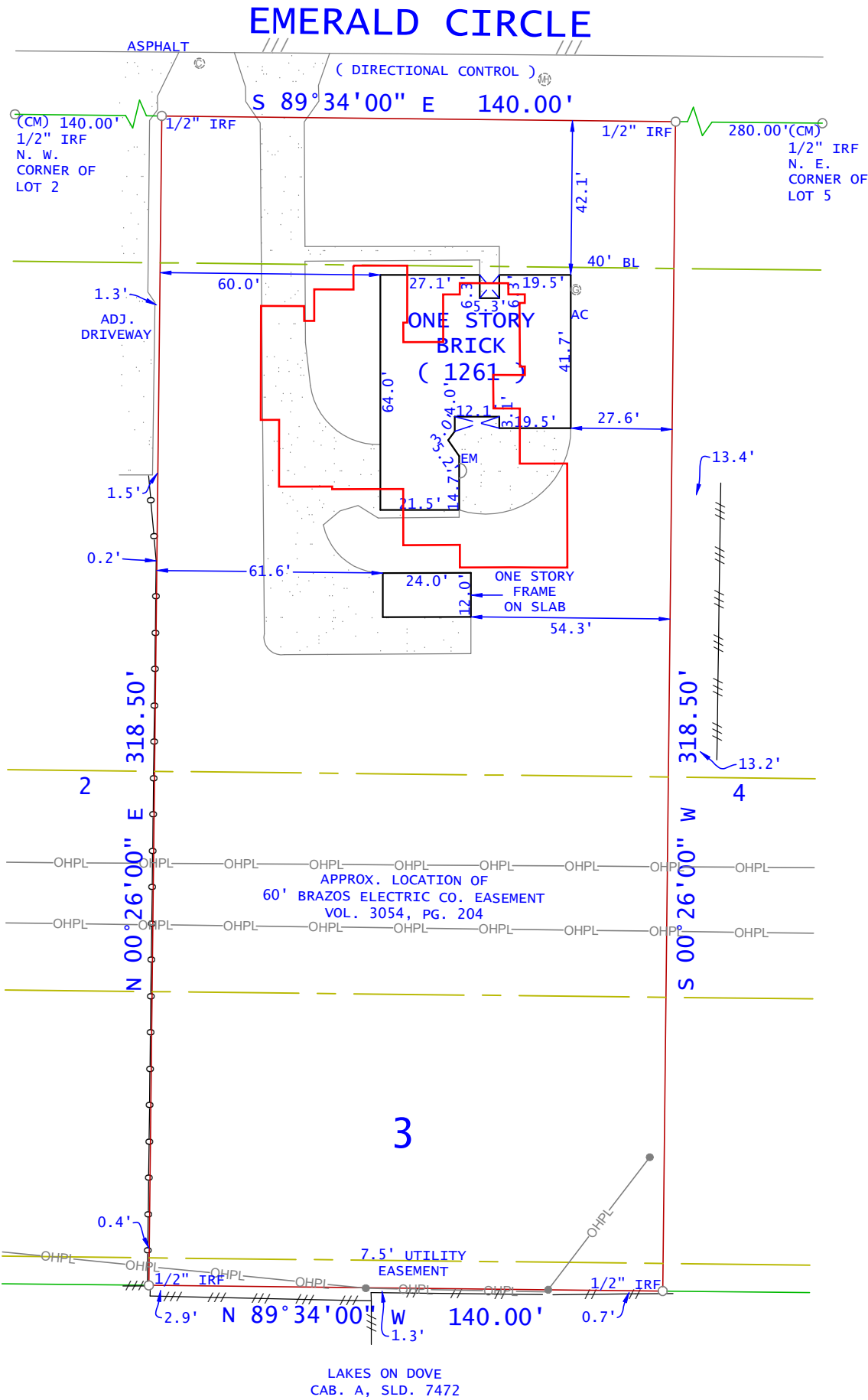
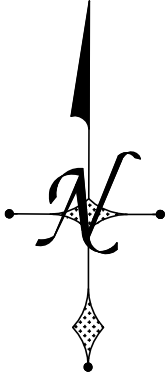


BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

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.



LAKES ON DOVE  
 CAB. A, SLD. 7472

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

