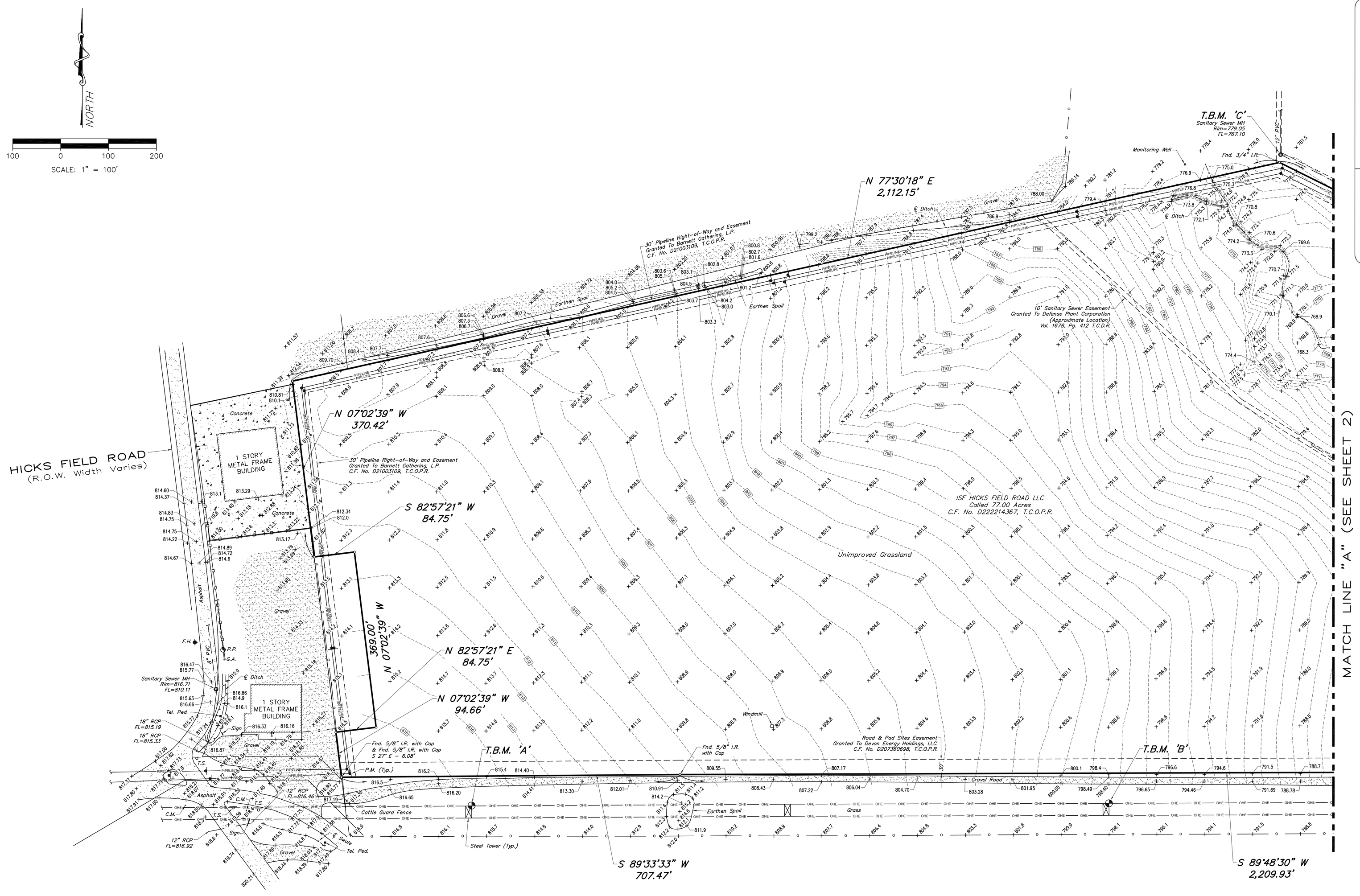

GENERAL NOTES:

1. ELEVATIONS SHOWN HERON BASED ON CITY OF FORT WORTH MONUMENT NO. 9112, LOCATED ON NORTH END OF HEADWALL ON EAST SIDE OF WAGLEY–ROBERTSON ROAD 1.1 MILE NORTH OF BOSWELL ROAD; ELEVATION 731.286 FEET, N.G.V.D. 1929, 1973 ADJUSTMENT.

2. DUE TO FLUCTUATING LEVELS OF EFFLUENT, SILT OR OTHER OBSTRUCTIONS COMMONLY FOUND IN MANY UNDERGROUND WET UTILITY STRUCTURES, THE INDICATED PIPE SIZES, MATERIALS AND FLOWLINE ELEVATIONS AS SHOWN HEREON ARE BASED ON VISIBLE OBSERVATIONS OF EXISTING CONDITIONS AT TIME OF SURVEY.

3. A TEXAS811 UTILITY LOCATE WAS NOT ORDERED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY, AND AS SUCH, MAY NOT REFLECT ALL SUBSURFACE UTILITIES.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE REPORT, AND AS SUCH, MAY NOT CONTAIN ALL ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET–BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)

5. BOUNDARY DATA, EASEMENTS AND BUILDING SETBACK LINES BASED ON SURVEY PREPARED BY LJA SURVEYING, INC., DATED 06/26/20; FILED UNDER PROJECT NO. 0084.

6. PROPERTY ADDRESS: 0 HICKS FIELD ROAD, FORT WORTH, TEXAS 76179.

TEMPORARY BENCHMARK(S):

T.B.M. 'A' – CHISELED SQUARE SET ON NORTHEAST CORNER OF TOWER FOOTING, LOCATED NEAR SOUTHWEST CORNER OF PROPERTY, AS SHOWN HEREON; ELEVATION = 816.25 FEET.

T.B.M. 'B' – CHISELED SQUARE SET ON NORTHEAST CORNER OF TOWER FOOTING, LOCATED APPROXIMATELY 1600 FEET EAST OF SOUTHWEST CORNER OF PROPERTY, AS SHOWN HEREON; ELEVATION = 779.40 FEET.

T.B.C. 'C' – NORTH RIM OF SANITARY MANHOLE LOCATED NEAR THE NORTHERNMOST PROPERTY CORNER; AS SHOWN HEREON; ELEVATION = 779.05 FEET.

LEGEND:

MH	–	MANHOLE
P.P.	–	POWER POLE
G.A.	–	GUY ANCHOR
F.H.	–	FIRE HYDRANT
C.M.	–	CABLE MARKER
T.S.	–	TRAFFIC SIGN
I.R.	–	IRON ROD
C.F.	–	CLERK'S FILE
OHE	–	OVERHEAD ELECTRIC
RCP	–	REINFORCED CONCRETE PIPE
FND.	–	FOUND
R.O.W.	–	RIGHT–OF–WAY
F.E.M.A.	–	FEDERAL EMERGENCY MANAGEMENT AGENCY
T.C.D.R.	–	TARRANT COUNTY DEED RECORDS
H.C.M.R.	–	HARRIS COUNTY MAP RECORDS
T.C.O.P.R.	–	TARRANT COUNTY OFFICIAL PUBLIC RECORDS

SYMBOL LEGEND

- MANHOLE
- POWER POLE
- FIRE HYDRANT (FLUSH VALVE)
- PIPELINE MARKER
- TRAFFIC SIGN
- TELEPHONE PEDESTAL

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION.
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5349

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REVISIONS

TOPOGRAPHIC SURVEY OF 77.00 ACRES
SITUATED IN THE BENJAMIN THOMAS
SURVEY, ABSTRACT NO. 1497,
TARRANT COUNTY, TEXAS.

SCALE: 1" = 100'	DATE: 09–15–2022	F.B. NO.: 201/46
DRAWN BY: OJA	CHECKED BY: DNP	JOB NO.: 22–193

SURVEYOR'S SEAL