

Grant Engineering, Inc.

Engineers
2751 Park Hill Drive

Surveyors
Fort Worth, Texas 76109
Firm Registration No. 100919-00

Planners
817-923-3131

Legal Description

Lot 18-B, Block 19, Trentman City Addition, an addition to the City of Forest Hill, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-15, Page 657 of the Map/Plat/Official Records of Tarrant County, Texas.

The Basis of Bearings used to prepare this survey is the plat recorded in Volume 388-15, Page 657, Map/Plat/Official Records of Tarrant County, Texas.

The utility easement shown hereon and denoted "Per Plat" refers to the plat recorded in Volume 388-15, Page 657 of the Map/Plat/Official Records of Tarrant County, Texas. (Schedule B, Item 10.b)

The building setback line shown hereon and denoted "Per Plat" refers to the plat recorded in Volume 388-15, Page 657 of the Map/Plat/Official Records of Tarrant County, Texas. (Schedule B, Item 10.c)

The restrictions regarding the front building setback which are contained in the Warranty Deed recorded in Volume 2166, Page 279 of the Deed Records of Tarrant County, Texas conform with the building setback line shown on the plat referenced hereon. (Schedule B, Item 10.d)

The Easement and Right of Way to Texas Electric Service Company recorded in Volume 7293, Page 2326 of the Deed Records of Tarrant County, Texas is as shown hereon. (Schedule B, Item 10.e)

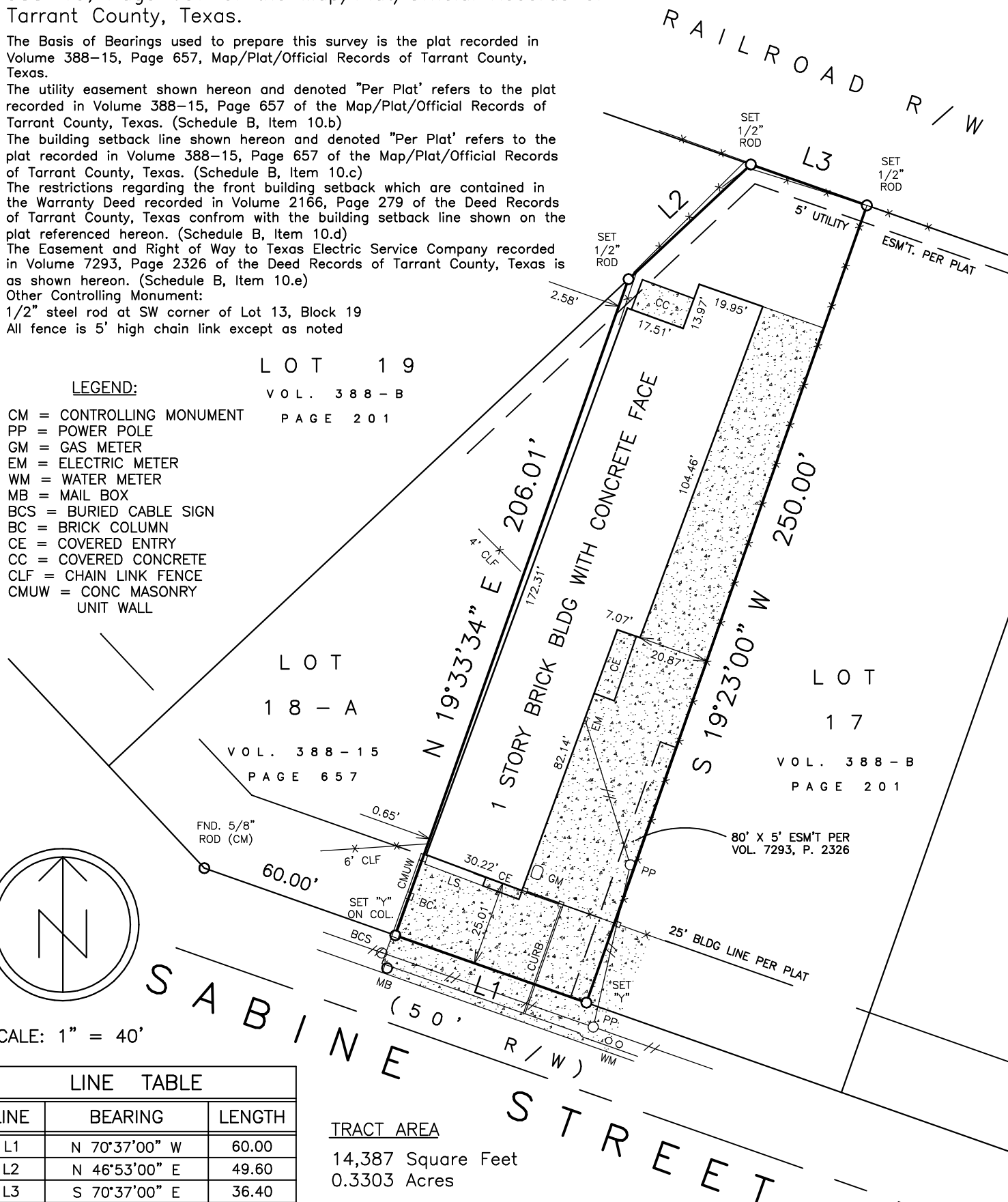
Other Controlling Monument:

1/2" steel rod at SW corner of Lot 13, Block 19

All fence is 5' high chain link except as noted

Street Address

3115 Sabine Street
Forest Hill, Texas 76119



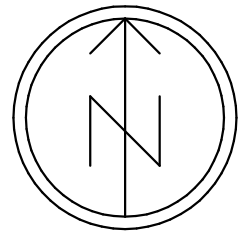
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LEGEND:

- CM = CONTROLLING MONUMENT
- PP = POWER POLE
- GM = GAS METER
- EM = ELECTRIC METER
- WM = WATER METER
- MB = MAIL BOX
- BCS = BURIED CABLE SIGN
- BC = BRICK COLUMN
- CE = COVERED ENTRY
- CC = COVERED CONCRETE
- CLF = CHAIN LINK FENCE
- CMUW = CONC MASONRY UNIT WALL

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SCALE: 1" = 40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 70°37'00" W	60.00
L2	N 46°53'00" E	49.60
L3	S 70°37'00" E	36.40

TRACT AREA
14,387 Square Feet
0.3303 Acres

No part of the subject property lies within the 100 year flood plain.
 Flood Zone X Community 480595 Panel 0320-L Eff. Date 3-21-19
 I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: May 30, 2025
 Job No. 13205-25
 F.B. 395 P. 90
 File No. 25000230066



John A. Grant III
JOHN A. GRANT, III
 Registered Professional Land Surveyor 4151