



THE UTILITIES SHOWN HEREON ARE BASED UPON EVIDENCE COLLECTED IN THE FIELD AND MAPS PROVIDED. ALL BELOW GROUND UTILITIES SHOWN SHOULD NOT BE RELIED UPON AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CALL TEXAS811 AT 800-DIG-TESS (800-344-8377) OR BY DIALING 811 FOR UNDERGROUND UTILITY LOCATIONS. CALL BEFORE YOU DIG.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	271.70'	106.71'	106.03'	S62°52'11"W	22°30'12"



BEING ALL OF LOT 17, BLOCK 4, CROSS TIMBER HILLS, PHASE I, AN ADDITION TO THE CITY OF SOUTHLAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-152, PAGE 63, PLAT RECORDS, TARRANT COUNTY, TEXAS.

1. IT IS THE SURVEYOR'S OPINION THAT THE RESTRICTIVE COVENANTS RECORDED UNDER VOLUME 7343, PAGE 1375 AND VOLUME 7356, PAGE 550, AND COUNTY CLERK'S FILE NO. D222090694, ALL IN THE DRTCT, APPEAR TO AFFECT THE SUBJECT LOT. THE SURVEYOR'S OPINION SHOULD NOT BE CONSTRUED AS A LEGAL OPINION.

2. THE FOLLOWING MATTERS CORRESPOND TO THOSE LISTED UNDER ITEM 10 OF SCHEDULE B IN THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF No.: FT-24411-9001182500168-AD, ISSUED MARCH 14, 2025; EFFECTIVE MARCH 5, 2025, AND INCLUDES THE SURVEYOR'S OPINION. THE SURVEYOR'S OPINION SHOULD NOT BE CONSTRUED AS A LEGAL OPINION:

e. A 35 FEET FRONT BUILDING SET-BACK LINE, AS DISCLOSED BY THE PLAT RECORDED IN VOLUME 388-152, PAGE 63, PRTCT. *AS SHOWN HEREON.*

f. THE 7.5 FEET UTILITY EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE NORTH AND WEST LINES OF THE MAP OF SAID TRACT/PLAT RECORDED UNDER VOLUME 388-152, PAGE 63, PRCTCT. AS SHOWN HEREON.

g. A 15 FEET SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN VOLUME 13749, PAGE 90, DRCTCT.  
*DOES NOT APPEAR TO AFFECT THE SUBJECT TRACT.*

h. THE SANITARY SEWER EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN VOLUME 13861, PAGE 524, DRTCT. *AS SHOWN HEREON.*

i. ORDINANCE NO. 71-100 RECORDED ON SEPTEMBER 1, 1982, AND RECORDED IN VOLUME 7349, PAGE 1106, DRTCT. *APPEARS TO AFFECT THE SUBJECT TRACT OF LAND.*

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF SOUTHLAKE ZONING DISTRICT - SINGLE-FAMILY RESIDENTIAL, "SF-1A" DISTRICT AND THE FOLLOWING SETBACKS ACCORDING TO § 11.5 OF THE CURRENT ZONING ORDINANCE FOR THE DATE MARCH 26, 2025, AFFECT THE SUBJECT PROPERTY. ADDITIONAL CONDITIONS MAY APPLY ACCORDING TO USE.

<u>FRONT YARD</u>	<u>REAR YARD</u>	<u>SIDE YARD</u>	<u>HEIGHT</u>
40 FEET MINIMUM	40 FEET MINIMUM	20 FEET MINIMUM	35 FEET MAXIMUM

THE SECONDARY STRUCTURE IS AN EXISTING NON-CONFORMING STRUCTURE THAT DOES NOT ADHERE TO THE CURRENT DISTRICT REGULATIONS FOR THE CURRENT ZONING ORDINANCE.

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48439C0085K, COMMUNITY PANEL No. 480612 0085 K, AS REVISED SEPTEMBER 9, 2009:

**OTHER FLOOD AREAS**  
 ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OTHER AREAS  
 ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE SURVEY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY DIRECTION, UTILIZING RECORDS FURNISHED AND ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF No.: FT-24411-9001182500168-AD, ISSUED MARCH 14, 2025; EFFECTIVE MARCH 5, 2025.

Wayne Barton 3/26/2025  
WAYNE BARTON, RPLS No. 6138 DATE

**Barton Surveying &  
Laser Scanning, LLC.**  
3104 Fairmeadows Lane  
Fort Worth, TX 76123  
682.841.0099      **FIRM No.:** 10194160

**SHEET No.** 1 of 1

Tarrant County, Texas

LOT 17, BLOCK 4  
CROSS TIMEBER HILLS, PHASE I  
1350 WOODBROOK LANE  
SOUTHLAKE, TX

PROJECT No:	250311-TS
DATE:	3/26/2025
SCALE:	1" = 40'
DRAWN: WJD	CHECKED: WJD