


B & D SURVEYING, INC.
FIRM NO. 101247-00



P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com

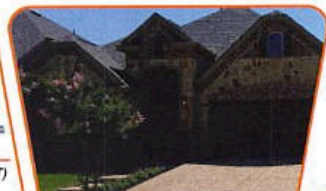
DATE: 06/06/2018
B & D JOB #: 1806006
TECH: JW/BJB/MRD

LEGEND

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	R.R. TIE RETAINING WALL
WOOD	BRICK WALL
STONE	STONE WALL
GRAVEL	OVERHEAD ELECTRIC LINE

"G&M" = YELLOW CAP STAMPED
"GOODWIN & MARSHALL"
"BGT" = YELLOW CAP STAMPED
"BGT"

IRF(S) = IRON ROD FOUND (SET)
W/YC = WITH YELLOW CAP
CM = CONTROLLING MONUMENT
FD. = FOUND MON.



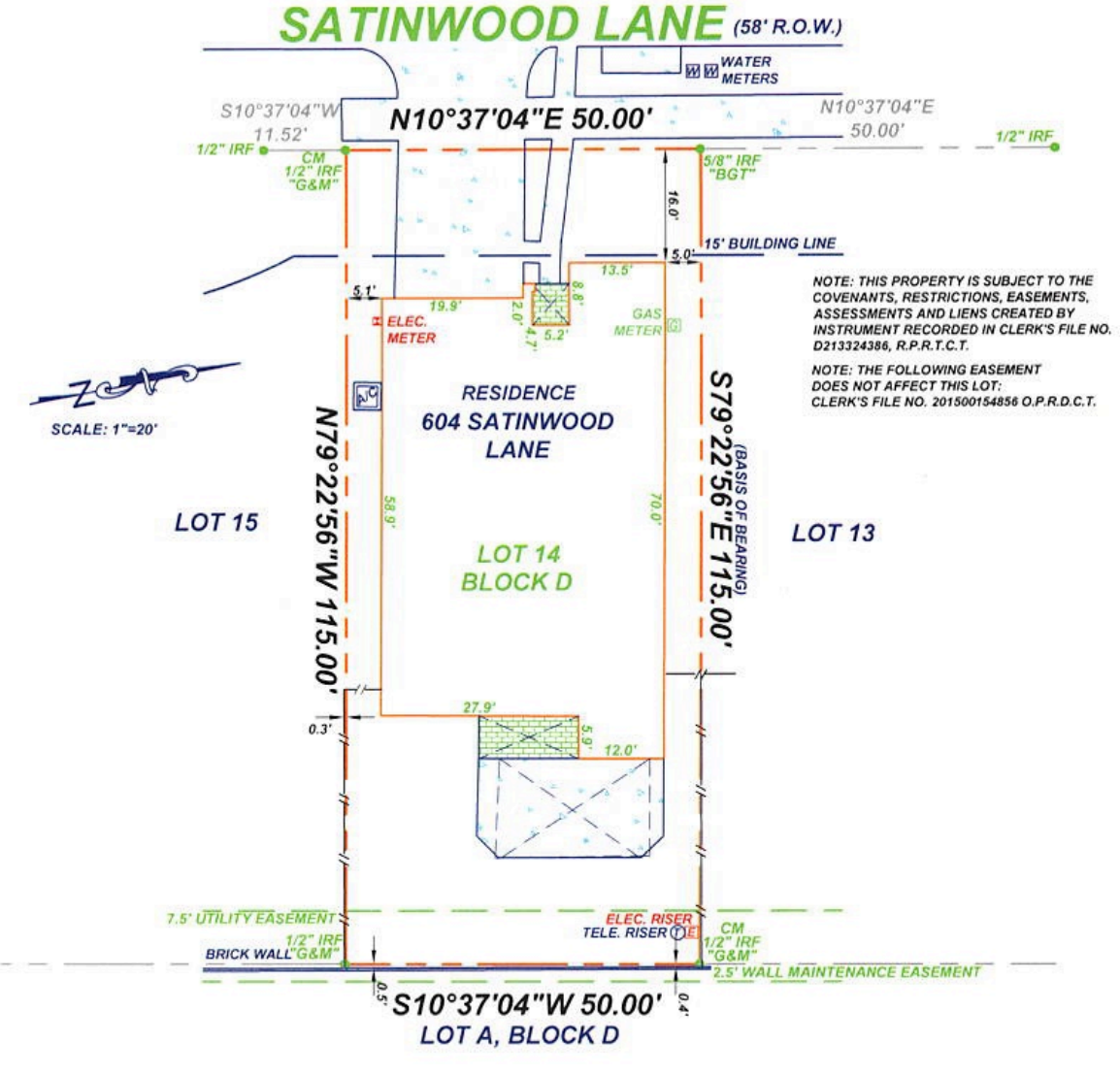
GF#: 1881054-ALFM

Allegiance

3212 Long Prairie Road, Suite 100
Flower Mound, Texas 75022
Phone: 972-355-5525, Fax 972-355-4459

TITLE SURVEY

COPYRIGHT © 2018 B & D SURVEYING INC. ALL RIGHTS RESERVED



NOTE: THIS PROPERTY IS SUBJECT TO THE COVENANTS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND LIENS CREATED BY INSTRUMENT RECORDED IN CLERK'S FILE NO. D213324386, R.P.R.T.C.T.

NOTE: THE FOLLOWING EASEMENT DOES NOT AFFECT THIS LOT: CLERK'S FILE NO. 201500154856 O.P.R.D.C.T.

PROPERTY DESCRIPTION

604 SATINWOOD LANE, LOT 14, BLOCK D, THE DOMINION AT BEAR CREEK, PHASE 1, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN CLERK'S FILE NO. D213324386, OF THE MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS.

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48439C0230K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

- GENERAL NOTES**
- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
 - 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
 - 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER, IF ANY, LISTED HEREON.
 - 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
 - 5.) BEFORE STARTING ANY CONSTRUCTION, CALL DIGTESS TO LOCATE ANY POSSIBLE UNDERGROUND LINES. "CALL 811 BEFORE YOU DIG, ITS THE LAW."
 - 6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

Michael Doyle
FIELD SURVEY DATE: 06/06/2018
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.