TITLE SURVEY

PROPERTY DESCRIPTION

9 CATALONIA DRIVE, LOT 16 IN BLOCK J, WESTLAKE ENTRADA, AN ADDITION TO THE TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217079323, 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. 48439C0085K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

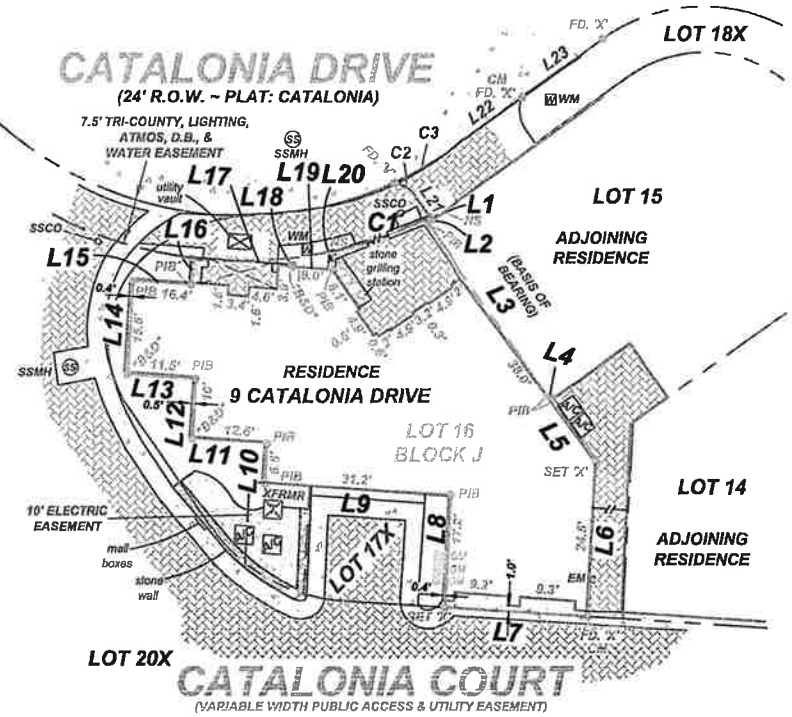
1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE 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 ON 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, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
7.) ORIGINAL MONUMENTS, AS LISTED/SHOWN ON RECORDED PLAT, HAVE BEEN DISTURBED OR DESTROYED DUE TO VARIOUS TYPES OF CONSTRUCTION AND/OR DEVELOPMENT.

NOTE: THIS PROPERTY IS SUBJECT TO THE ORDER ADOPTING AIRPORT ZONING REGULATIONS OF THE DALLAS-FORT WORTH REGIONAL AIRPORT, ORDINANCE NO 71-100 RECORDED IN VOL. 7349, PG. 1106, R.P.R.T.C.T.

NOTE: THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS, RESTRICTIONS, OPTIONS, AND LIEN FOR ASSESSMENTS AS SHOWN IN RESTRICTIONS RECORDED UNDER DOC. NO. D217176214 & D217007160, OPRTCT.

NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THIS LOT: VOL. 13879, PG. 124, OPRTCT, VOL. 4288, PG. 1377, RPRDCT; DOC. NO. D211283630, OPRTCT; VOL. 2288, PG. 438, AFFECTED BY VOL. 2379, PG. 740, RPRDCT; VOL. 9172, PG. 727, OPRTCT, VOL. 2312, PG. 764, RPRDCT, AFFECTED BY VOL. 12902, PG. 336, OPRTCT; DOC. NO. D211283784, OPRTCT; VOL. 9150, PG. 190, OPRTCT, VOL. 2279, PG. 15, RPRDCT, AFFECTED BY VOL. 12902, PG. 333, OPRTCT; VOL. 9140, PG. 532, OPRTCT, VOL. 2298, PG. 135, RPRDCT, AFFECTED BY BOL. 12902, PG. 334, OPRTCT; VOL. 9158, PG. 776, OPRTCT, VOL. 2300, PG. 890, RPRDCT, AFFECTED BY VOL. 12902, PG. 335, OPRTCT, AFFECTED BY VOL. 2670, PG. 112, RPRDCT; VOL. 3146, PG. 545, RPRDCT; DOC. NO. D213097387, OPRTCT.

SCALE: 1"=20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°45'20"E	0.57'
L2	S55°14'40"W	0.83'
L3	S34°45'20"E	35.33'
L4	S73°24'55"E	1.07'
L5	S34°45'20"E	12.40'
L6	S03°32'40"W	25.70'
L7	N86°27'20"W	34.33'
L8	N03°32'40"E	18.50'
L9	N86°27'20"W	31.09'
L10	N03°32'40"E	8.67'
L11	N86°27'20"W	12.42'
L12	N03°32'40"E	9.83'
L13	N86°27'20"W	11.37'
L14	N03°32'40"E	15.67'
L15	S86°27'20"E	9.75'
L16	N03°32'40"E	4.33'
L17	S86°27'20"E	16.67'
L18	S03°32'40"W	0.33'
L19	S86°27'20"E	6.58'
L20	N03°32'40"E	2.85'
L21	S34°45'20"E	4.24'
L22	N55°14'40"E	14.19'
L23	N55°14'40"E	16.86'

CURVE TABLE (PLAT)				
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	69.60'	17.34' (17.03)	14°16'48" (14°00'47")	N70°14'40"E 17.29' (N70°29'43"E 16.98')
C2	5.00'	4.22'	48°25'03"	N58°57'16"W 4.10'
C3	63.00'	11.95'	11°02'38"	N60°18'09"E 11.93'

LEGEND

CONCRETE
BRICK PAVERS
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
FD = FOUND MON. (AS DESCRIBED)
"B&D" = 1/2" IRON ROD WITH RED CAP SET STAMPED "B&D SURVEYING"
PIB = POINT IN BUILDING
NS = NAIL SET
GM = GAS METER
EM = ELECTRIC METER
WM = WATER METER
SSMH = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEANOUT
XFRMR = TRANSFORMER
D.B. = DUCT BANK EASEMENT
OPRTCT = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
RPRDCT = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

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DATE: 09/21/2020
TECH: JAV
B & D JOB #: 2009061

STATE OF TEXAS REGISTERED MICHAEL R. DOYLE 5517 PROFESSIONAL LAND SURVEYOR

FIELD SURVEY DATE: 09/19/2020
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.

SENDERA TITLE
WESTLAKE TEAM
65 Andorra Drive
Westlake, Texas 76262
Phone: 817-251-0200

GF#: 2004245-WERS