

**B & D
SURVEYING, INC.**

FIRM NO. 101247-00



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

DATE: 04/22/2022
B & D JOB #: 1802099
TECH: JW/MRD

LEGEND

CONCRETE	WOOD FENCE
BRICK	WROUGHT IRON FENCE
ASPHALT	R.R. TIE RETAINING WALL
WOOD	BRICK WALL
STONE	STONE WALL
"B&D" = RED CAP STAMPED "B&D SURVEYING"	FD. = FOUND MON.
"BHB" = YELLOW CAP STAMPED "BHB INC"	U.E. = UTILITY EASEMENT
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS	IRF(S) = IRON ROD FOUND (SET)
	CM = CONTROLLING MONUMENT
	R.P.R.C.T. = REAL PROPERTY RECORDS, PARKER COUNTY, TX.
	D.R.P.C.T. = DEED RECORDS, PARKER COUNTY, TEXAS



GF#: AXN-22-1722

McKight Title
120 El Chico Trail, Suite C
Willow Park, Texas 76087
Ph. (817) 898-4853

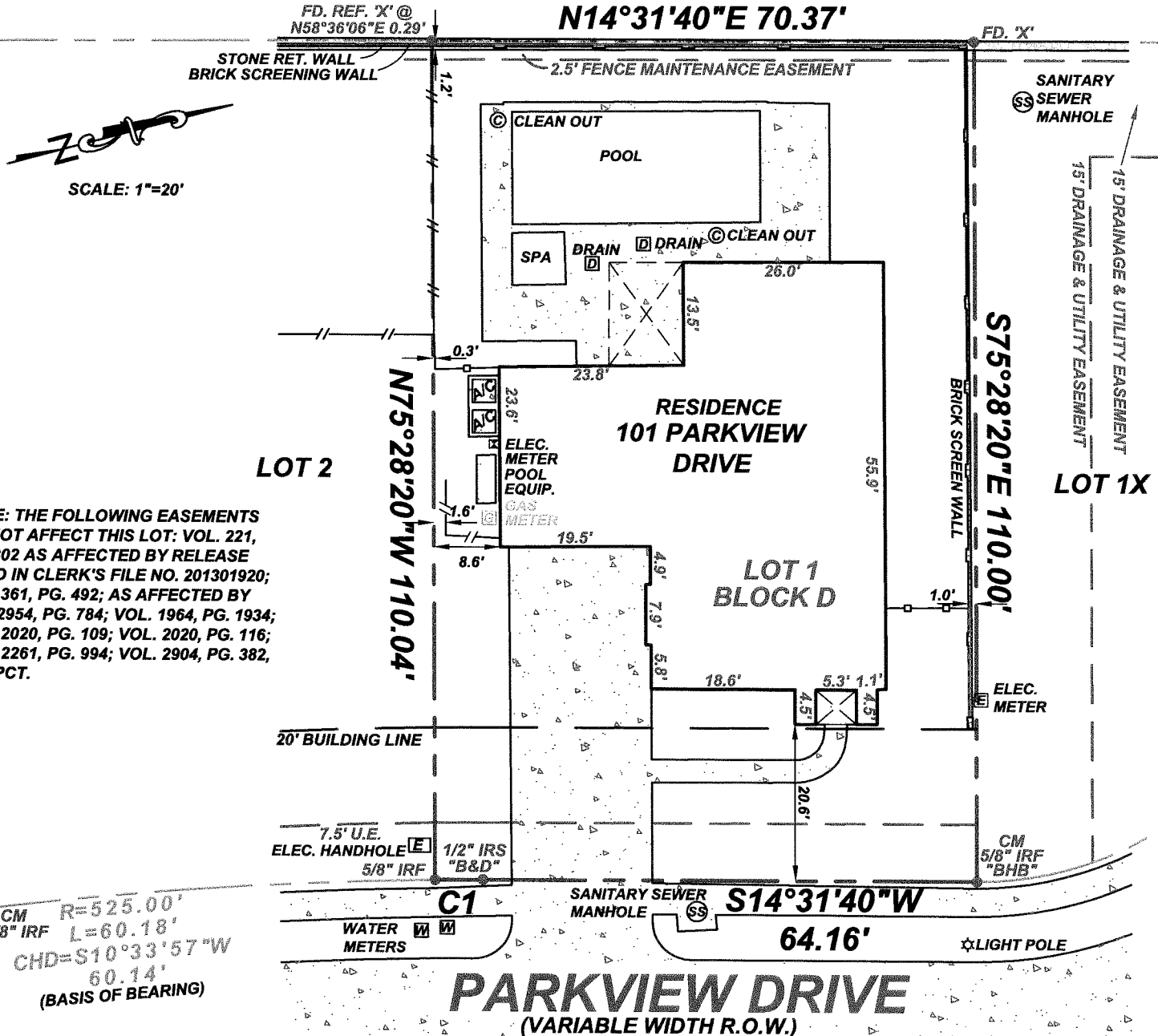
TITLE SURVEY

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CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	525.00'	6.21'	S14°11'19"W 6.21'

**LOT 1, BLOCK 1
FAITH PRESBYTERIAN CHURCH
CABINET C, SLIDE 633
P.R.P.C.T.**

N14°31'40"E 70.37'



NOTE: THE FOLLOWING EASEMENTS
DO NOT AFFECT THIS LOT: VOL. 221,
PG. 302 AS AFFECTED BY RELEASE
FIELD IN CLERK'S FILE NO. 201301920;
VOL. 361, PG. 492; AS AFFECTED BY
VOL. 2954, PG. 784; VOL. 1964, PG. 1934;
VOL. 2020, PG. 109; VOL. 2020, PG. 116;
VOL. 2261, PG. 994; VOL. 2904, PG. 382,
RPRPCT.

CM R=525.00'
5/8" IRF L=60.18'
CHD=S10°33'57"W
60.14'
(BASIS OF BEARING)

PROPERTY DESCRIPTION
101 PARKVIEW DRIVE, THE SURFACE ESTATE OF LOT 1, BLOCK D, PARKS OF ALEDO, PHASE 1A, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 216, PLAT RECORDS OF PARKER 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. 48367C0450E PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 26, 2008, 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, OR FOR ANY DAMAGES BY
ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

