

**B & D
SURVEYING, INC.**

FIRM NO. 101347-00



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DATE: 07/17/2016

B & D JOB #: 1601077

TECH: JW/MRD

LEGEND

CONCRETE	WOOD FENCE
BRICK	R.R. OR RETAINING WALL
ASPHALT	BRICK WALL
WOOD	STONE WALL
STONE	OVERHEAD TELEPHONE LINE
GRAVEL	OVERHEAD ELECTRIC LINE
WYIC = WITH YELLOW CAP	WP(S) = IRON ROD FOUND (SET)
WPPC = WOOD FENCE POST COR	IPP = IRON PIPE FOUND
	CM = CONTROLLING MONUMENT
	PL = FOUND MON

TITLE SURVEY

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GF# 16-03193

RATTIKIN TITLE COMPANY

5820 Boat Club Road

Fort Worth, Texas 76179

Metro 817-236-2850

NOTE: THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS OF, AND EASEMENTS, GRANTED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS RECORDED UNDER COUNTY CLERK'S FILE NO. 201600074 AS AFFECTED BY 0017231291, D.R.T.C.T.

NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THIS LOT:
VOL. 1111, PG. 449, VOL. 1215, PG. 40, VOL. 1224, PG. 374, D.R.T.C.T.

LOT 1, BLOCK 100

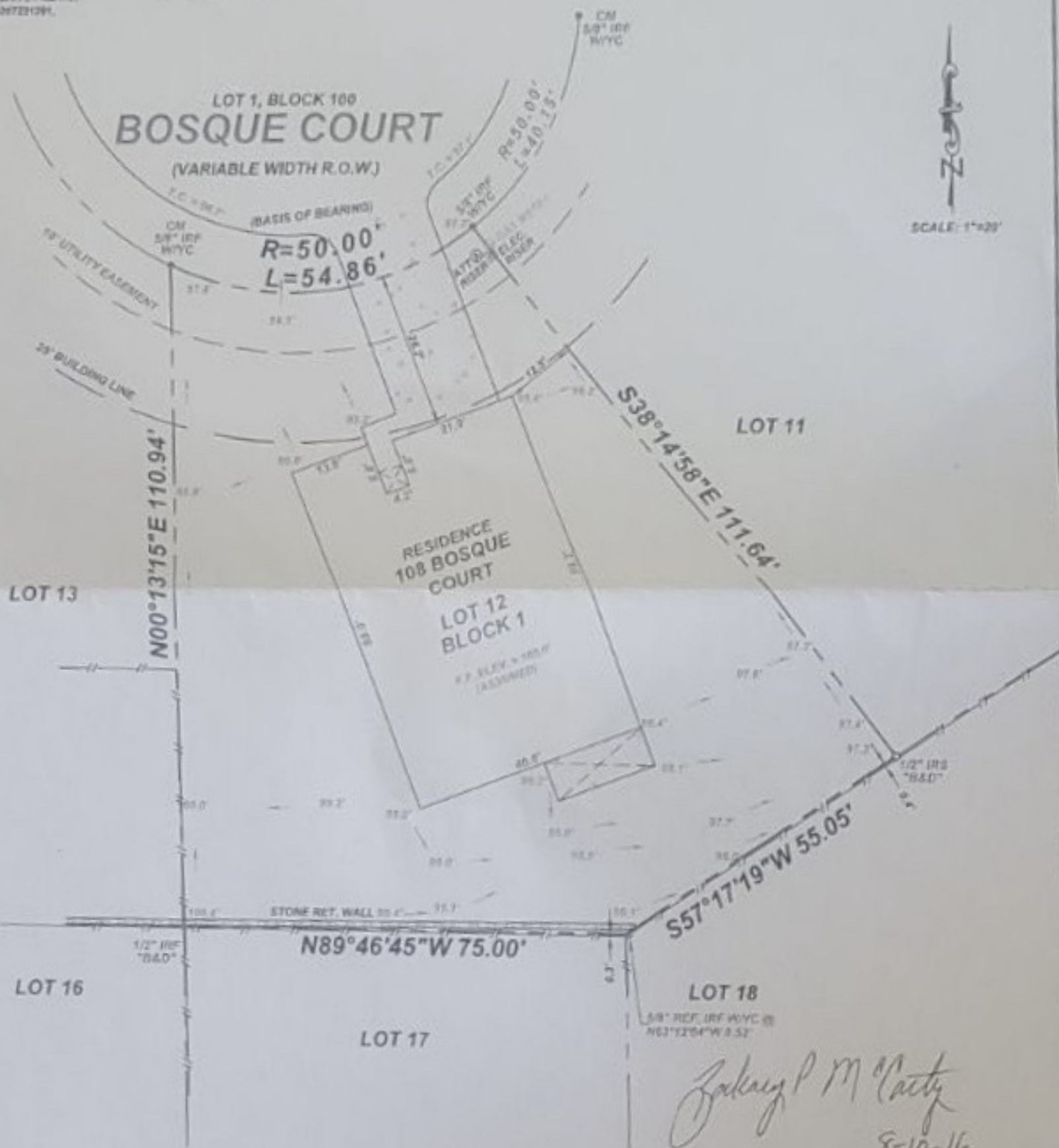
BOSQUE COURT

(VARIABLE WIDTH R.O.W.)

(BASIS OF BEARING)

$R=50.00'$

$L=54.86'$



SCALE: 1"=20'

108 BOSQUE COURT, LOT 12, BLOCK 1, ESCONDIDO, EAGLE MOUNTAIN LAKE, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 15373, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SURVEYOR'S 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. 480303025K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2004, 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 OF NUMBER 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) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 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.

