

FIRM NO. 101247-00



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

DATE:	05/10/2016
B & D JOB #:	1506074
TECH:	JW/MRD

LEGEND

CONCRETE

BRICK

ASPHALT

WOOD

STONE

F.F. = FINISH FLOOR
T.C. = TOP OF CURB
B&D' = RED CAP STAMPED
"B&D SURVEYING"
BEASLEY' = YELLOW CAP
STAMPED "BEASLEY"

WOOD FENCE

WIRE FENCE

R.R. TIE RETAINING WALL

BRICK WALL

STONE WALL

OVERHEAD ELECTRIC LINE

— E — E —

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

TITLE SURVEY

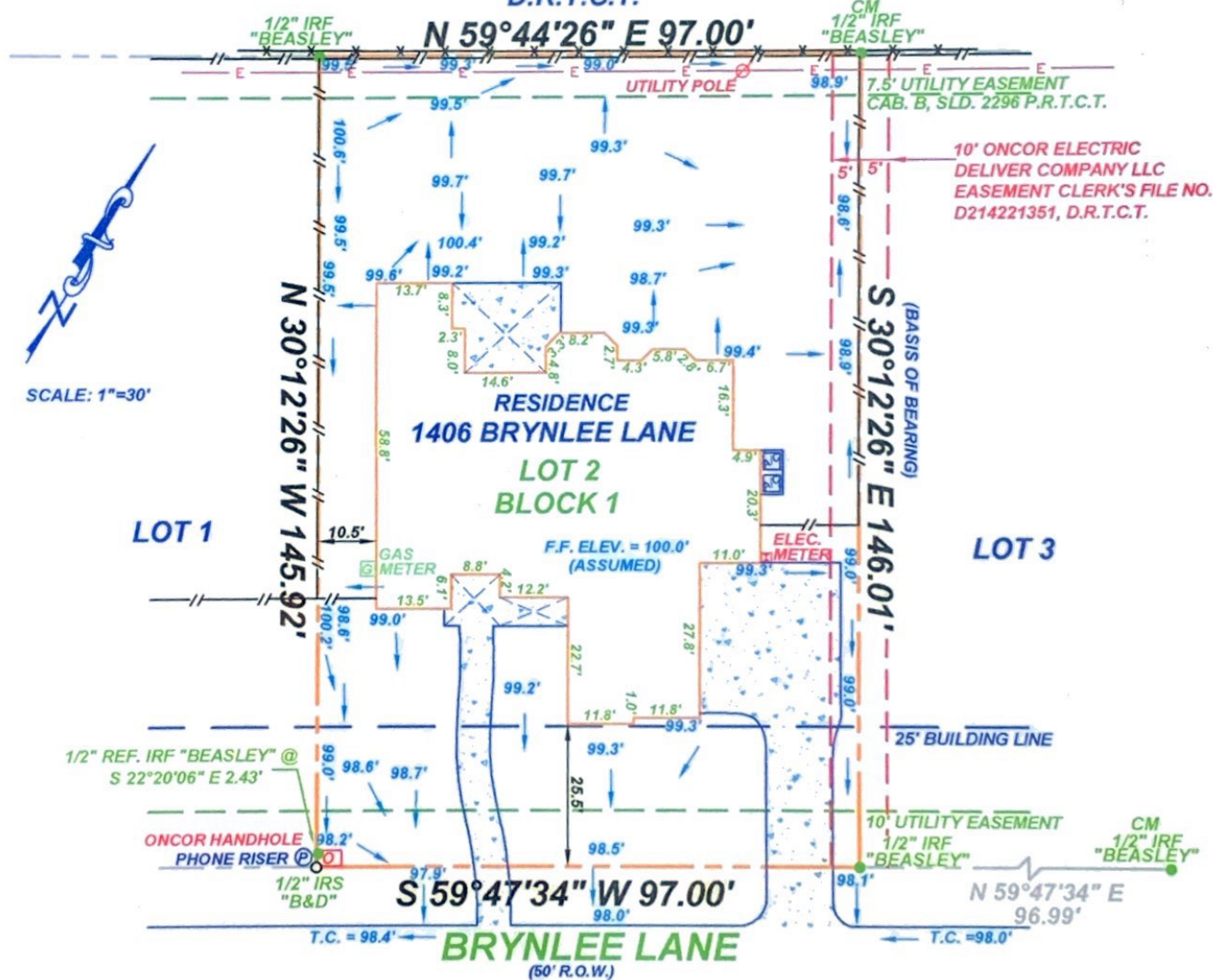
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GF#: 16-01653

Rattikin Tide
3910 W. 1-20, Suite 100
Arlington, TX 76107
Phone: 817-478-6100

LEONARD BAKER
V. 10794, P. 1276
D.R.T.C.T.



PROPERTY DESCRIPTION

1406 BRYNLEE LANE, LOT 2, BLOCK 1, OF TWIN CREEKS WEST, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT FILED FOR RECORD UNDER CLERK'S FILE NO. D214082281, DEED RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYORS CERTIFICATION

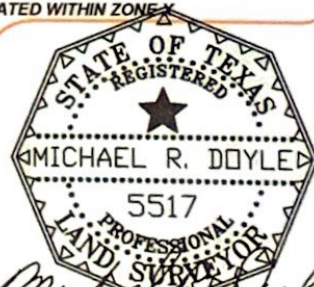
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS 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

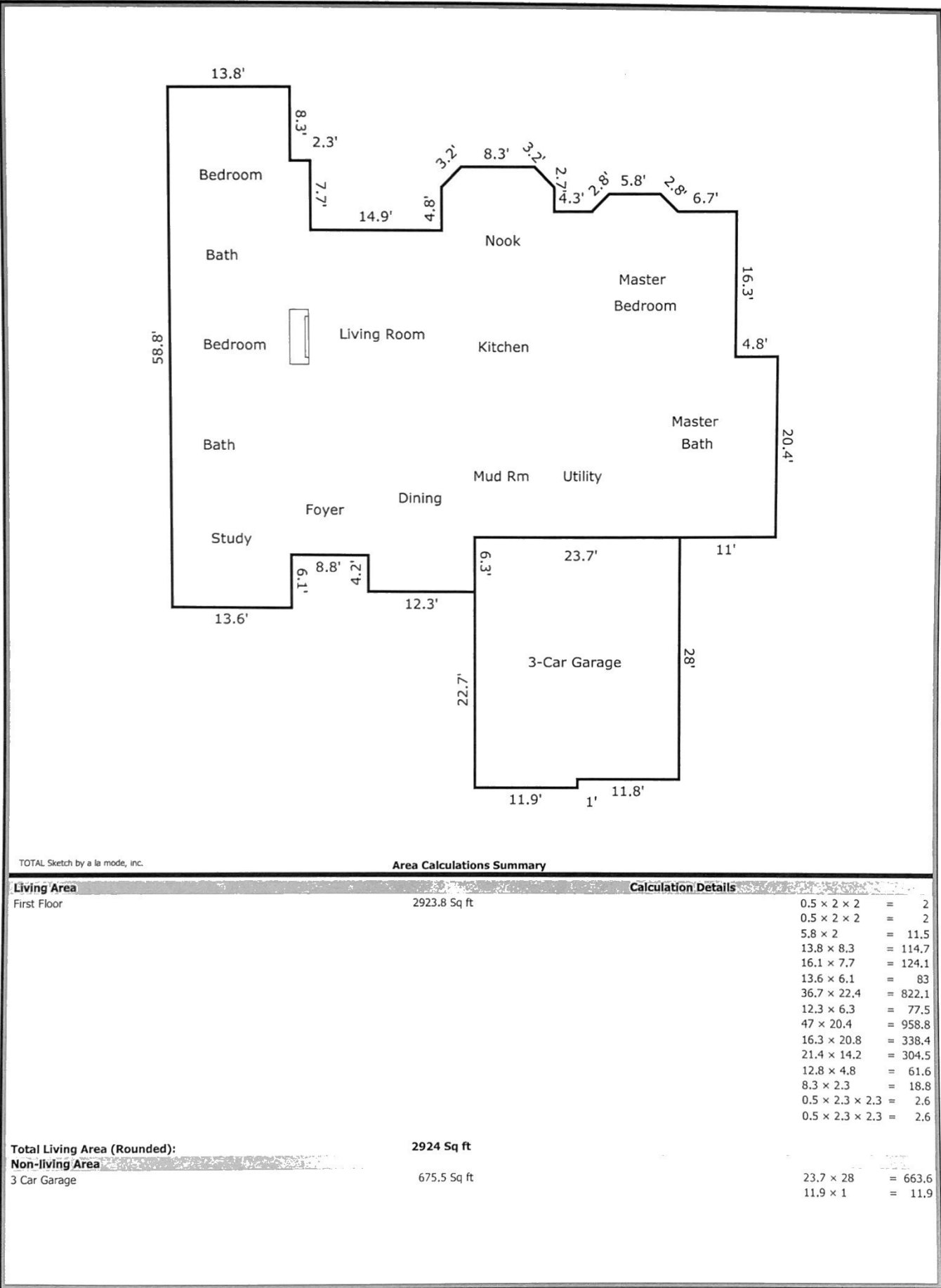
THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48-439C0460K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

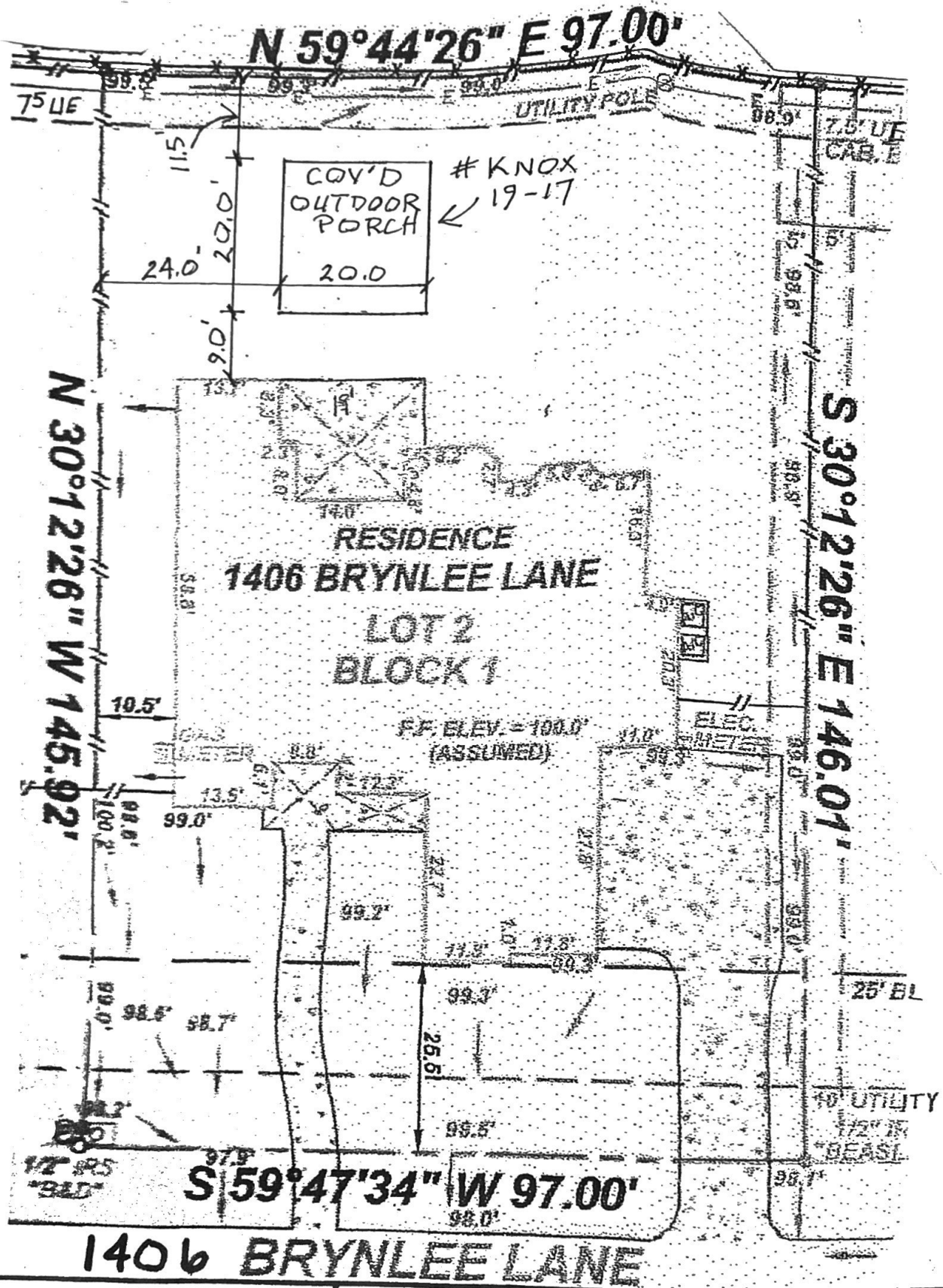
GENERAL NOTES

- 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 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.



FIELD SURVEY DATE: 05/06/2016
THIS SURVEY IS VALID ONLY WITH THE
ORIGINAL SIGNED HARD COPIES





KNOX RESIDENCE

KNOX
19-17

CONTRACTOR ASSUMES RESPONSIBILITY
TO CONFIRM: BLDG. LINES, SETBACKS,
EASEMENTS, AND DEED RESTRICTIONS.

LOT 2 BLOCK 1
TWIN CREEKS WEST
MANSHFIELD, TARRANT CO.
TEXAS, 76063



professional design

6020 W

pkwy.