PROPERTY DESCRIPTION

101 S. FRONT STREET, LOTS FIVE (5) AND SIX (6) IN BLOCK NUMBER FOUR (4), ORIGINAL TOWNSHIP OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 577, PLAT RECORDS, WISE COUNTY, TEXAS.

SURVEYORS CERTIFICATION

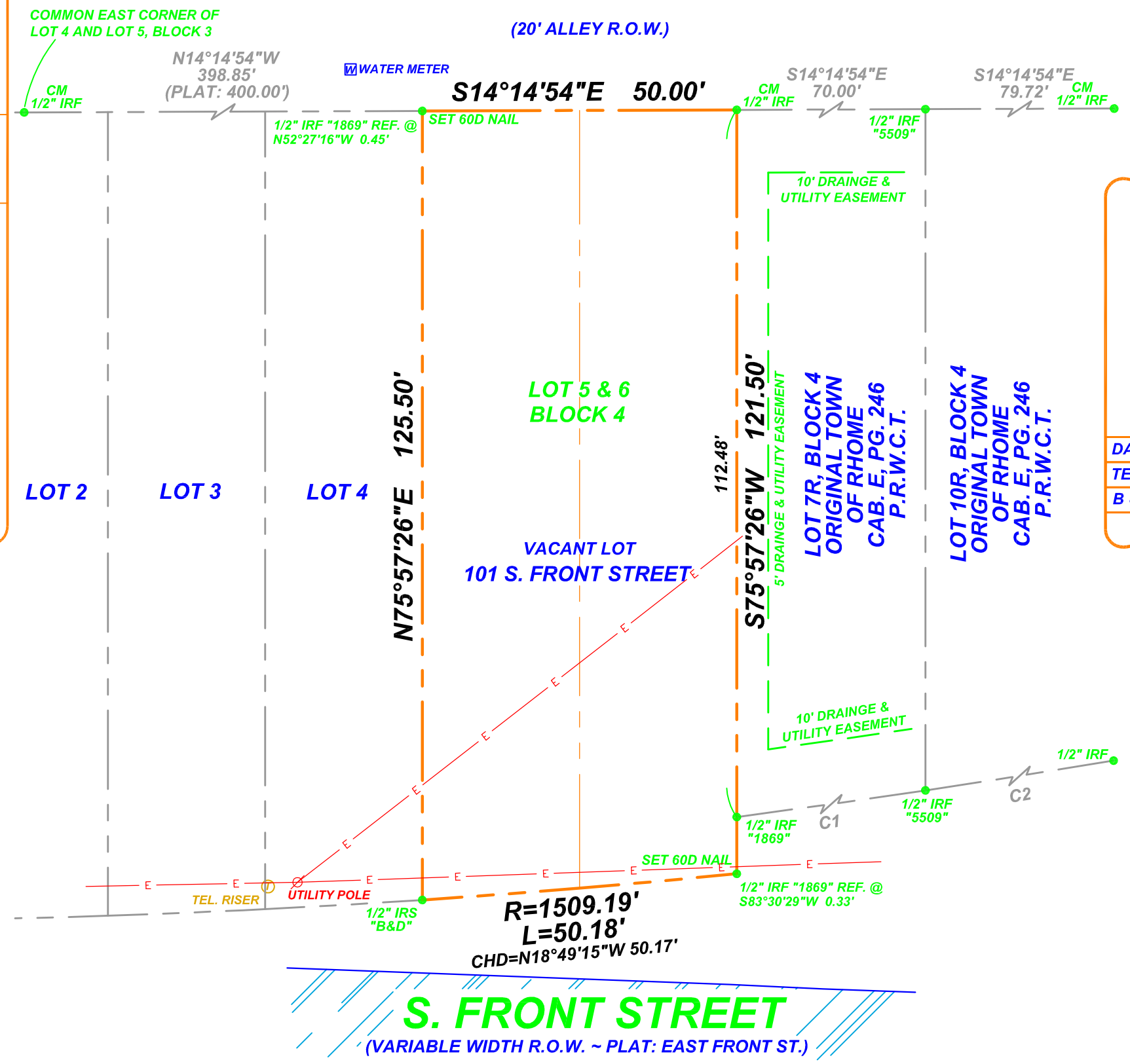
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS 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. 48497C0500D PRESENT EFFECTIVE DATE OF MAP DECEMBER 16, 2011, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

1.) THE BASIS OF BEARING FOR THIS SURVEY BEING STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE (4202) AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH RTK. COOPERATIVE NETWORK. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2002.000.
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.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	1747.06'	70.82'	02°19'21"	S22°43'35"E 70.81'
C2	1742.79'	81.40'	02°40'34"	S25°11'49"E 81.40'

LEGEND

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

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD ELECTRIC LINE
IRF(S) = IRON ROD FOUND (SET)
"B&D" = RED CAP STAMPED "B&D SURVEYING"
"1869" = YELLOW CAP STAMPED
"5509" = YELLOW CAP STAMPED "RPLS 5509"

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TITLE SURVEY

B & D SURVEYING, INC.
FIRM NO. 101247-00
P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com

DATE: 08/11/2022
TECH: JAV
B & D JOB #: 2208007

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

FIELD SURVEY DATE: 08/11/2022
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.

RATTIKIN TITLE COMPANY
5820 Boat Club Road
Fort Worth, Texas 76179
Metro 817-236-9850

GF#: 22-2567

SCALE: 1"=20'