

SURVEYOR'S NOTES:

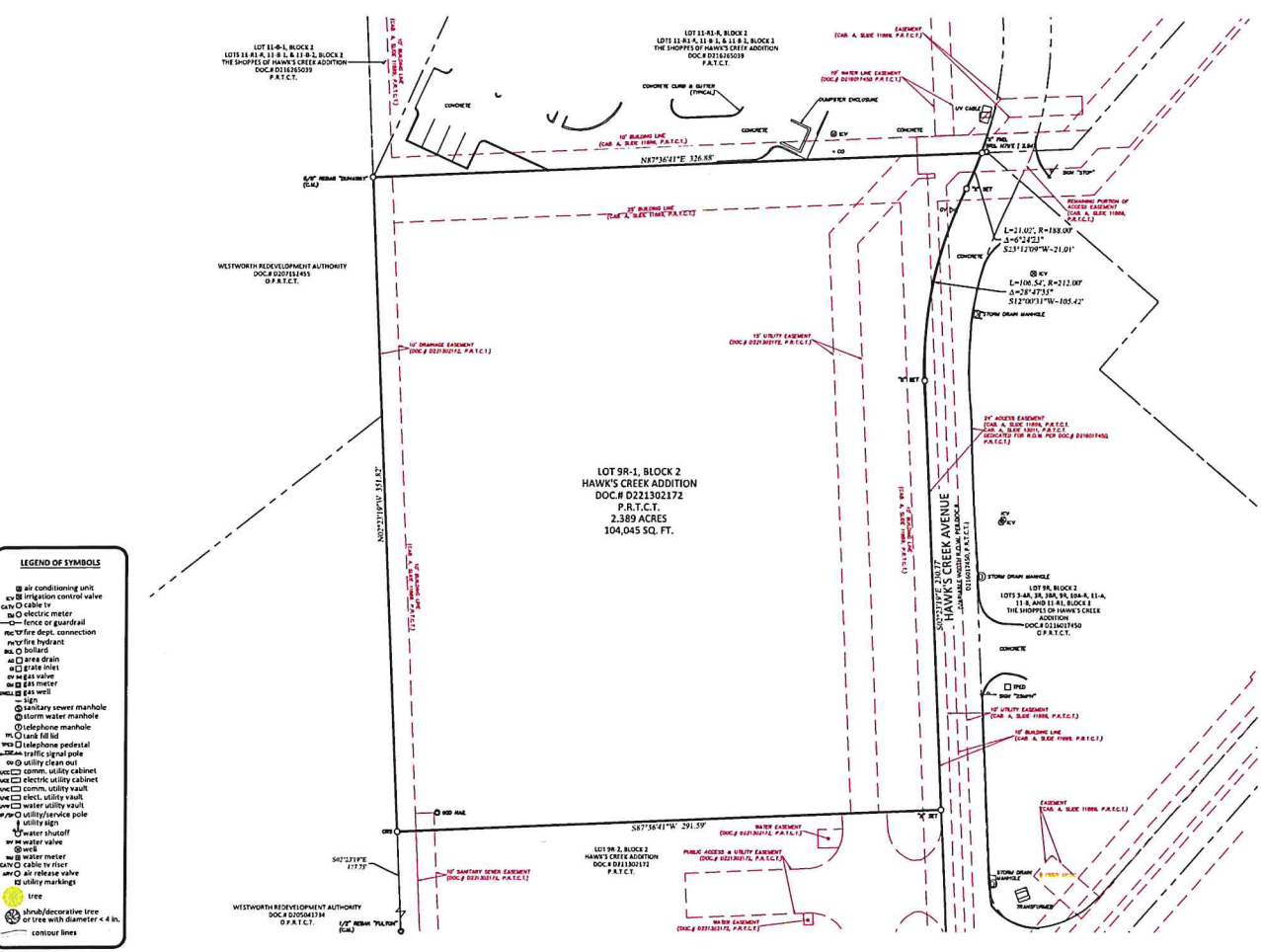
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83). Distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 484180C170L, with an effective date of March 21, 2019, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.A.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.A.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ.FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.H. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 812 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.



- LEGEND OF SYMBOLS**
- air conditioning unit
 - irrigation control valve
 - cable tv
 - electric meter
 - fence or guardrail
 - fire hydrant connection
 - fire hydrant
 - holland
 - iron drain
 - grate inlet
 - gas valve
 - gas meter
 - gas well
 - sign
 - sanitary sewer manhole
 - storm water manhole
 - telephone manhole
 - land fill
 - telephone pedestal
 - traffic signal pole
 - utility clean out
 - sanitary utility cabinet
 - electric utility cabinet
 - sanitary utility vault
 - electric utility vault
 - water utility vault
 - utility/service pole
 - utility shutoff
 - water valve
 - well
 - water meter
 - cable tv meter
 - release valve
 - utility markings
 - tree
 - shrub/decorative tree
 - tree with diameter < 4 in.
 - contour lines

PROPERTY DESCRIPTION

Being Lot 9R-1, Block 2, Hawk's Creek Addition, an Addition to the City of Westworth Village, Tarrant County, Texas, according to the plat recorded under Clerk's File Number D211302172, Plat Records of Tarrant County, Texas.

TITLE COMMITMENT NOTES

- This survey was prepared with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, G.F. Number FT-4412-90012121403 MG, Effective Date October 11, 2021. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:
- Item 10(e): Building lines and easements as shown on plat as recorded under Document Number D216017450, Plat Records of Tarrant County, Texas. (Building lines and easements as shown on plat crossing or abutting the subject property are shown hereon).
 - Item 10(f): Easement as recorded under Clerk's File Number D207109331, Deed Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(g): Matters contained in document as recorded under Clerk's File Number D03811118, Deed Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(h): Easement as recorded under Clerk's File Number D205024531, as affected by document as recorded under Clerk's File Number D205041734, Deed Records of Tarrant County, Texas. (document as recorded under Clerk's File Number D205041734 contains a general description of the subject property) (document as recorded under Clerk's File Number D205041734 contains a description which includes the subject property)
 - Item 10(i): Matters contained in document as recorded under Clerk's File Number D206363821, Deed Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(j): Matters contained in document as recorded under Clerk's File Number D210055442, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(k): Matters contained in document as recorded under Clerk's File Number D210074825, as affected by document as recorded under Clerk's File Number D21005442, Official Public Records of Tarrant County, Texas. (documents contain descriptions which include the subject property)
 - Item 10(l): Matters contained in document as recorded under Clerk's File Number D205076529, Official Public Records of Tarrant County, Texas. (document doesn't contain a description which includes the subject property)
 - Item 10(m): Matters contained in document as recorded under Clerk's File Number D207328425, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(n): Matters contained in document as recorded under Clerk's File Number D206343329, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(o): Matters contained in document as recorded under Clerk's File Number D209120410, as affected by document as recorded under Clerk's File Number D211079837, Official Public Records of Tarrant County, Texas. (documents contain a description which includes the subject property)
 - Item 10(p): Matters contained in document as recorded under Clerk's File Number D212104638, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(q): Matters contained in document as recorded under Clerk's File Number D21301812, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(r): Matters contained in document as recorded under Clerk's File Number D21716332, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(s): Matters contained in document as recorded under Clerk's File Number D217126336, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)
 - Item 10(t): Matters contained in document as recorded under Clerk's File Number D217126339, Official Public Records of Tarrant County, Texas. (document contains a description which includes the subject property)

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on October 26, 2021.

Date of Plat/Map: October 27, 2021



John H. Barton III, RPLS# 6737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes". This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcshw.com, or call (817) 864-1957.

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

LOT 9R-1, BLOCK 2
HAWK'S CREEK ADDITION
CITY OF WESTWORTH VILLAGE
TARRANT COUNTY, TEXAS



JOB NO.	2021.900.159
DRAWN BY	BCS
CHECKED BY	JHB
TABLE OF REVISIONS	
DATE	SUMMARY

HAWKS CREEK DENTAL - LOT 9R-1
WESTWORTH VILLAGE, TEXAS

SHEET:
VO1
CATEGORY 1A, CONDITION II LAND TITLE SURVEY