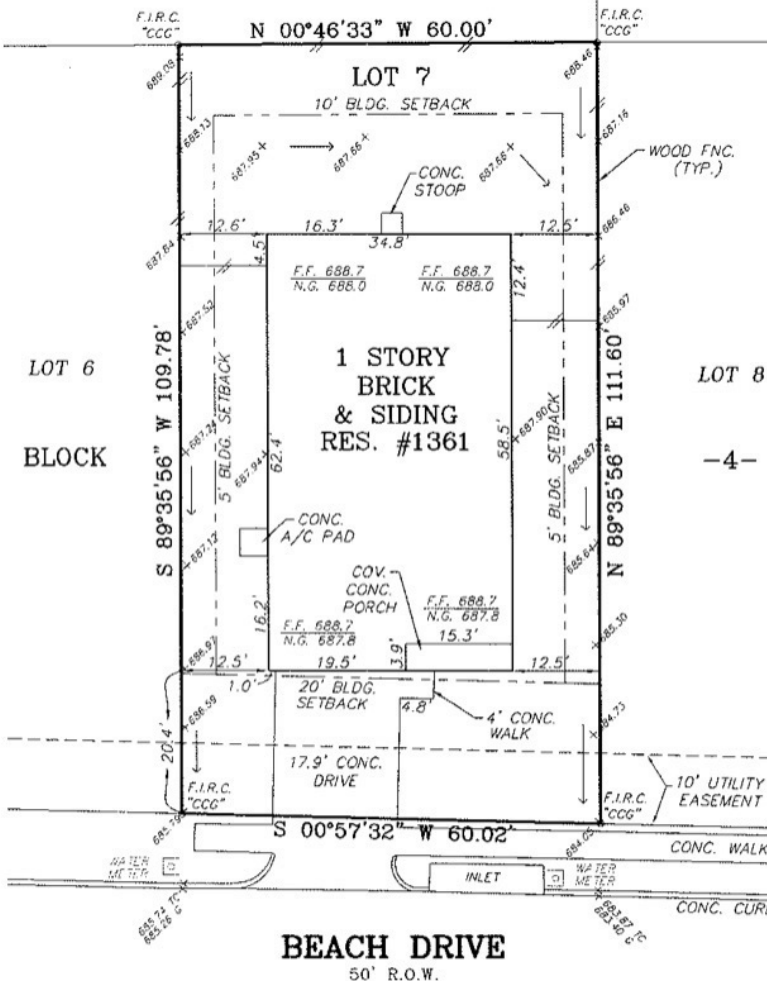


FINAL SURVEY

LAKEVIEW ESTATES
PHASE 1
DOC. D21804057

LOT 5

LOT 10



BEACH DRIVE
50' R.O.W.

SETBACK AND OFFSET MEASUREMENTS SHOWN ARE MEASURED TO THE CONCRETE FOUNDATION.

LEGEND

- F.I.R. : FOUND 1/2" IRON ROD
- S.I.R.C. : SET 1/2" IRON ROD W/ICAP
- F.I.R.C. : FOUND 1/2" IRON ROD W/ICAP
- C.M. : CONTROLLING MONUMENT
- W.C. : WITNESS CORNER
- P.C. : POINT OF CURVE
- P.U.D. : PLANNED UNIT DEVELOPMENT
- * COMMUNITY RESTRICTIONS

All found property corners shown on this Survey do not exceed horizontal tolerance(s) as defined by the Texas Board of Professional Land Surveying and do not deviate enough from Record information, unless otherwise noted.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAYS.

THIS 5TH DAY OF JULY, 2023 A.D.

SURVEY ORDER NO. 20221178
SCALE: 1"=20' DWN BY: JH CHK BY: JMG
DATE OF LAST FIELD VISIT: 05-24-23

LOT NO. 7 BLOCK NO. 4 N.C.S. NO. -
SUBDIVISION LAKEVIEW ESTATES, PHASE TWO
UNIT - DOC. D222048500 PAGE(S) -
STREET ADDRESS 1361 BEACH DRIVE
CITY TARRANT COUNTY, TEXAS
SURVEYED FOR CALATLANTIC TITLE
G.F. NO. 114706-018287

BUYER(S) -

NOTES

1. THE SUBJECT PROPERTY IS ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48439C0020K EFFECTIVE SEPTEMBER 25, 2009, DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. BEARINGS, EASEMENTS AND SETBACK LINES ARE BASED ON THE RECORDED PLAT.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

DOC. D222134378

DEED RECORDS:

CAB. A SL 1330 VOL. 11210 PG. 244 VOL. 12422 PG. 199

VOL. 13131 PG. 186



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DATE	No.	REVISIONS:	BY

X
 AMB
 7/21/23