

TITLE SURVEY

BEING ALL OF LOT 1B, BLOCK 1, ROYAL ADDITION, PHASE III, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-198, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

| CURVE TABLE | | | | | |
|-------------|----------|-----------|-------------|-------------|----------|
| CURVE | A LENGTH | RADIUS | DELTA ANGLE | C BEARING | C LENGTH |
| C1 | 76.32' | 279.18' | 15°39'50" | S05°35'44"W | 76.09' |
| (C1) | (75.14') | (279.18') | | | |

| LEGEND | |
|--------|---------------|
| CC | CONCRETE |
| CO | CLEANOUT |
| CP | COVERED PORCH |
| WM | WATER METER |

LOT 1A, BLOCK 1
ROYAL ADDITION
PHASE III
INST. NO. 2021-198
P.R.J.C.T.

LOT 1, BLOCK 4
BENTLEY ADDITION
VOL. 8, PG. 44
P.R.J.C.T.

LOT 2, BLOCK 4
BENTLEY ADDITION
VOL. 8, PG. 44
P.R.J.C.T.

LOT 3, BLOCK 4
BENTLEY ADDITION
VOL. 8, PG. 44
P.R.J.C.T.

5/8" IRON
ROD FOUND

10' UTILITY EASEMENT
INST. NO. 2021-198
P.R.J.C.T.

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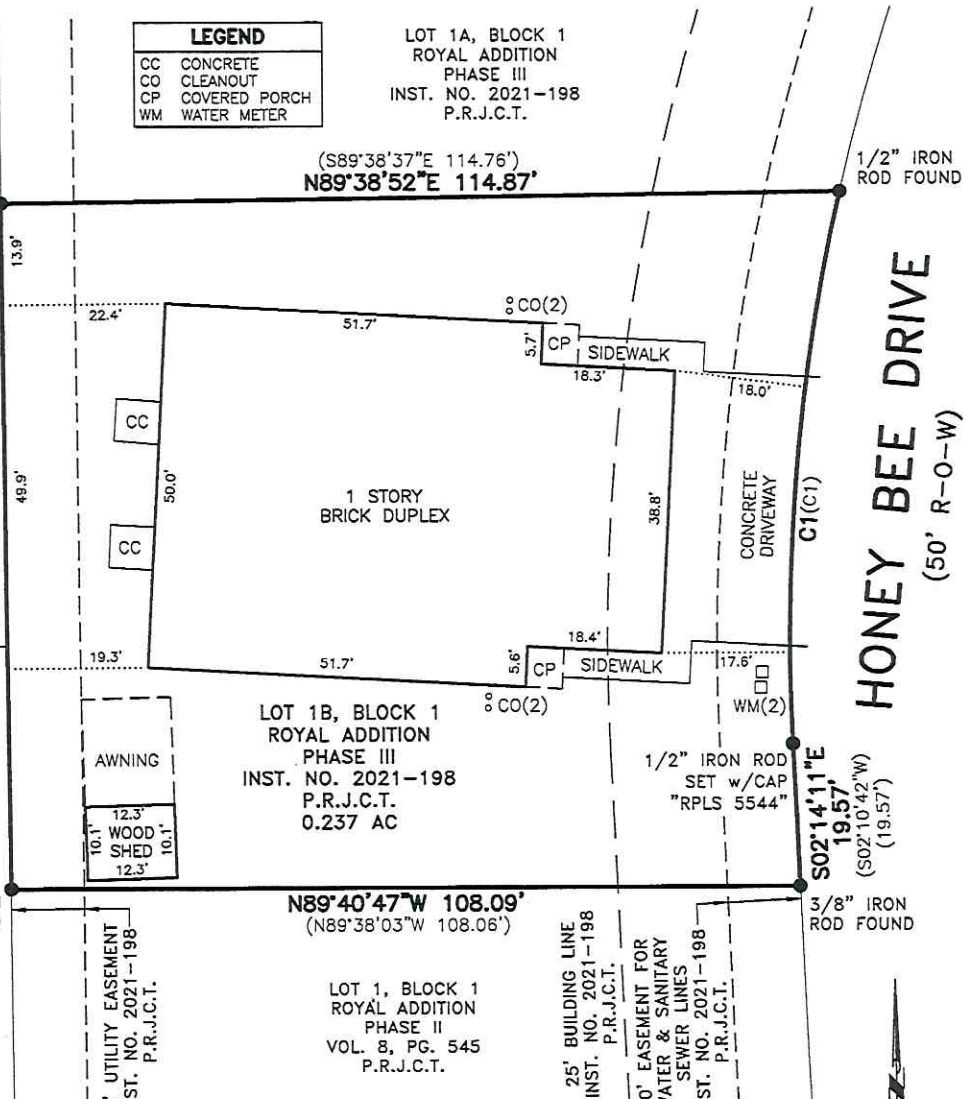
10' UTILITY EASEMENT
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EASEMENT NOTES:

1. RESTRICTIVE COVENANTS RECORDED IN VOLUME 429, PAGE 170, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND INSTRUMENT NO. 2021-198, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

2. 25' BUILDING LINE AND 10' EASEMENT FOR WATER & SANITARY SEWER LINES ALONG THE EAST PROPERTY LINE, AND 10' UTILITY EASEMENT ALONG THE WEST PROPERTY LINE ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-198, P.R.J.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251CD160J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.



SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.



Matt Powell
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 05/23/22

PROPERTY ADDRESS:
98 HONEY BEE DRIVE
JOSHUA, TX 76058

SHT. NO.
1 OF 1

DATE: 05-23-22

DRAWN: J.B.P.

CHECKED: M.P.

DFW JOB No. 2022027-02