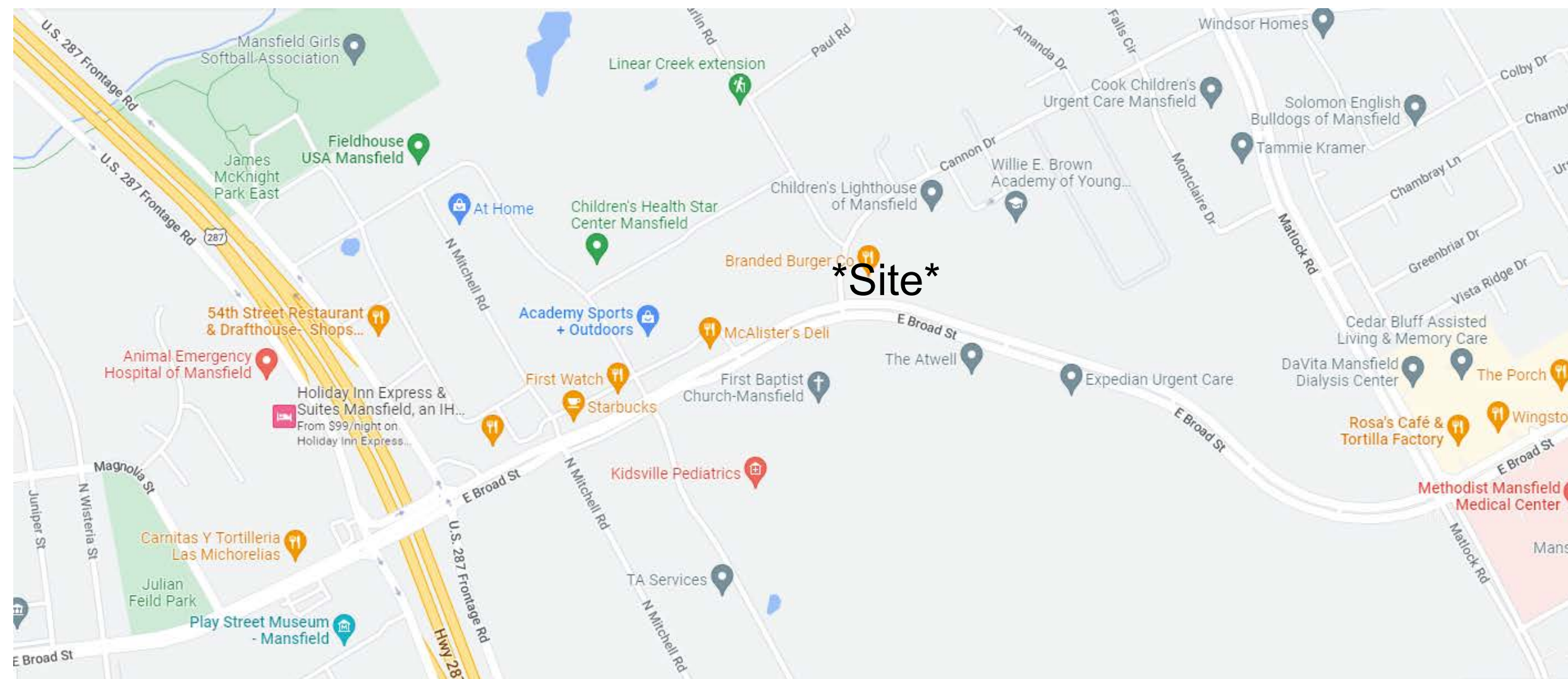
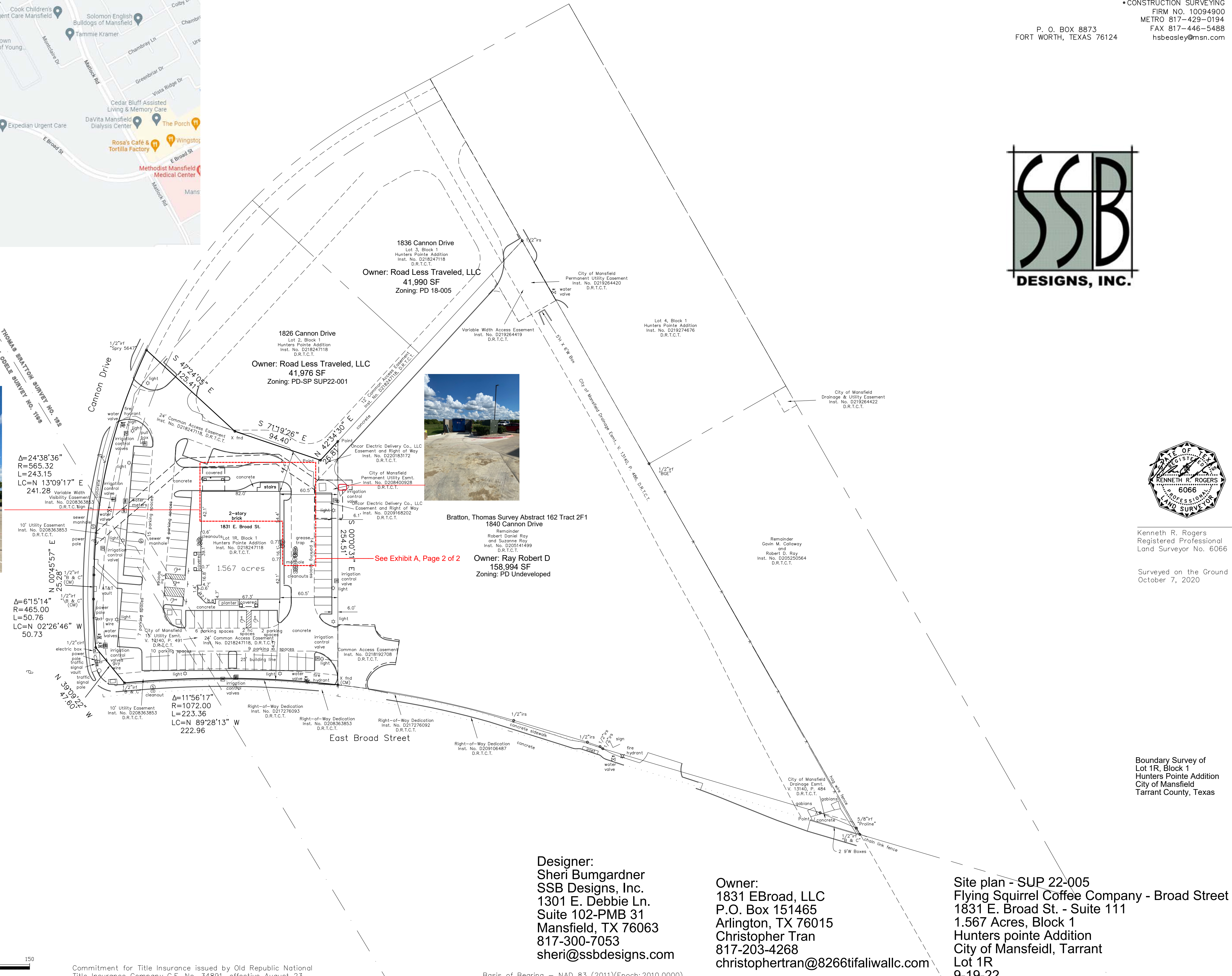


Being Lot 1R, Block 1, Hunters Pointe Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's Instrument No. D218247118, Deed Records, Tarrant County, Texas.

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
 LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10094900
 METRO 817-429-0194
 FAX 817-446-5488
 hsbeasley@msn.com
 P. O. BOX 8873
 FORT WORTH, TEXAS 76124



Vicinity Map



The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0480 K revised September 25, 2009. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

B & C - Brittain & Crawford
 CM - Control Monument
 IRF - Iron Rod Found
 IRS - Iron Rod Set

CERTIFICATE:
 The plot hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the survey. The visible improvements are as shown and there are no apparent encroachments or protrusions except as shown.



Commitment for Title Insurance issued by Old Republic National Title Insurance Company G.F. No. 34891, effective August 23, 2020, issued September 2, 2020 was used to complete this survey.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)
 Geoid 12A, Texas North Central Zone. Grid bearings.
 Grid Scale Factor = 0.999907187269

Designer:
 Sheri Bumgardner
 SSB Designs, Inc.
 1301 E. Debbie Ln.
 Suite 102-PMB 31
 Mansfield, TX 76063
 817-300-7053
 sheri@ssbdesigns.com

Owner:
 1831 E Broad, LLC
 P.O. Box 151465
 Arlington, TX 76015
 Christopher Tran
 817-203-4268
 christophertran@8266tifaliwallc.com

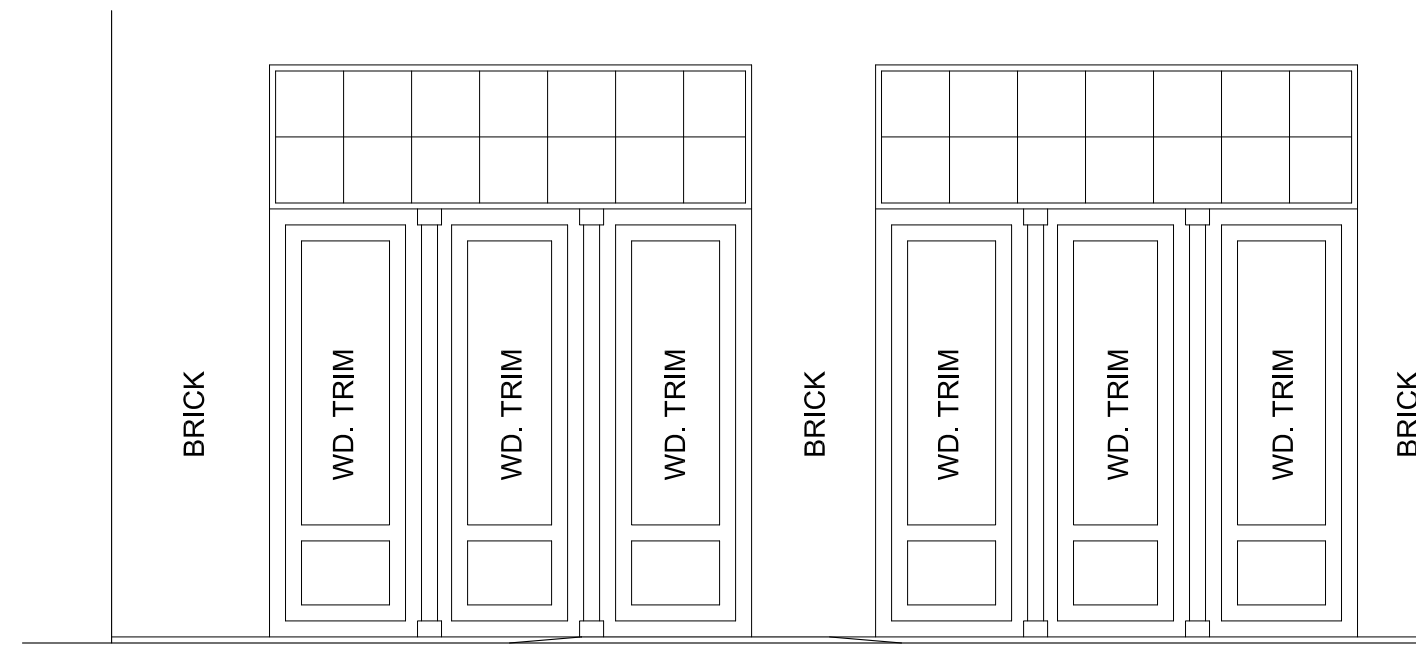
Site plan - SUP 22-005
 Flying Squirrel Coffee Company - Broad Street
 1831 E. Broad St. - Suite 111
 1.567 Acres, Block 1
 Hunters pointe Addition
 City of Mansfield, Tarrant
 Lot 1R
 9-19-22
 Exhibit A Page 1 of 2



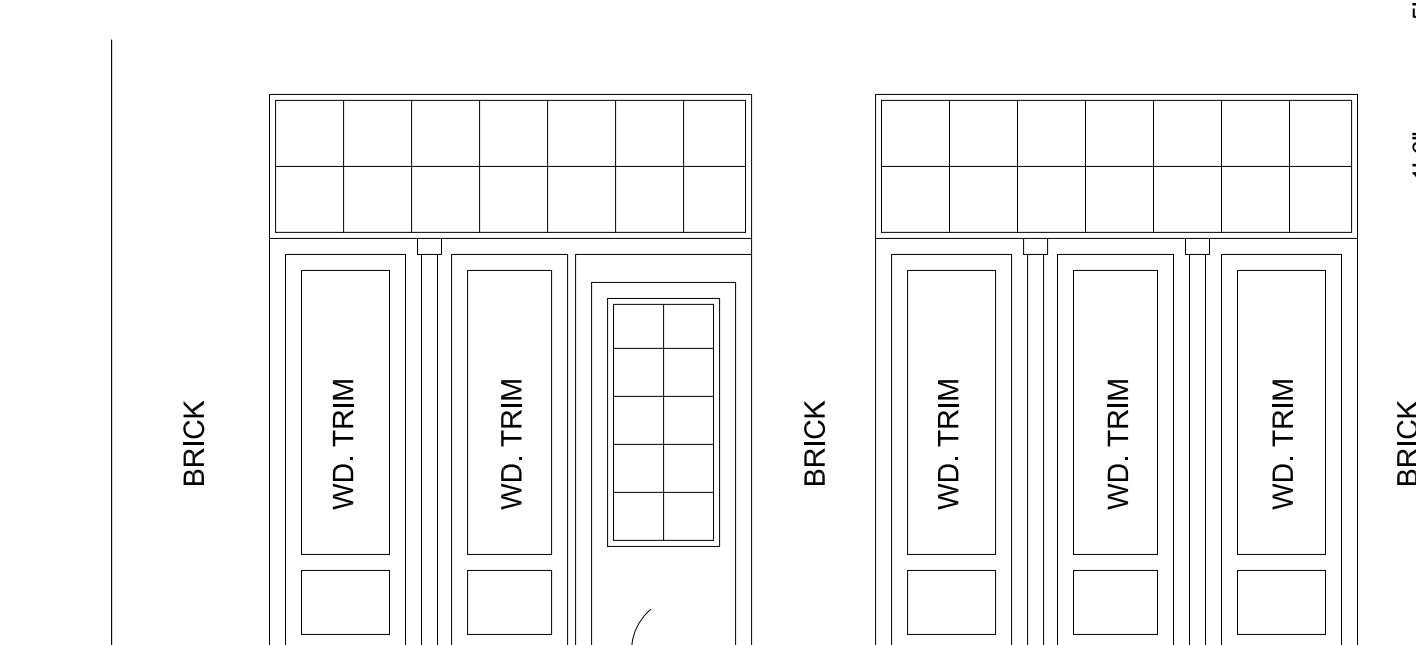
Kenneth R. Rogers
 Registered Professional
 Land Surveyor No. 6066

Surveyed on the Ground
 October 7, 2020

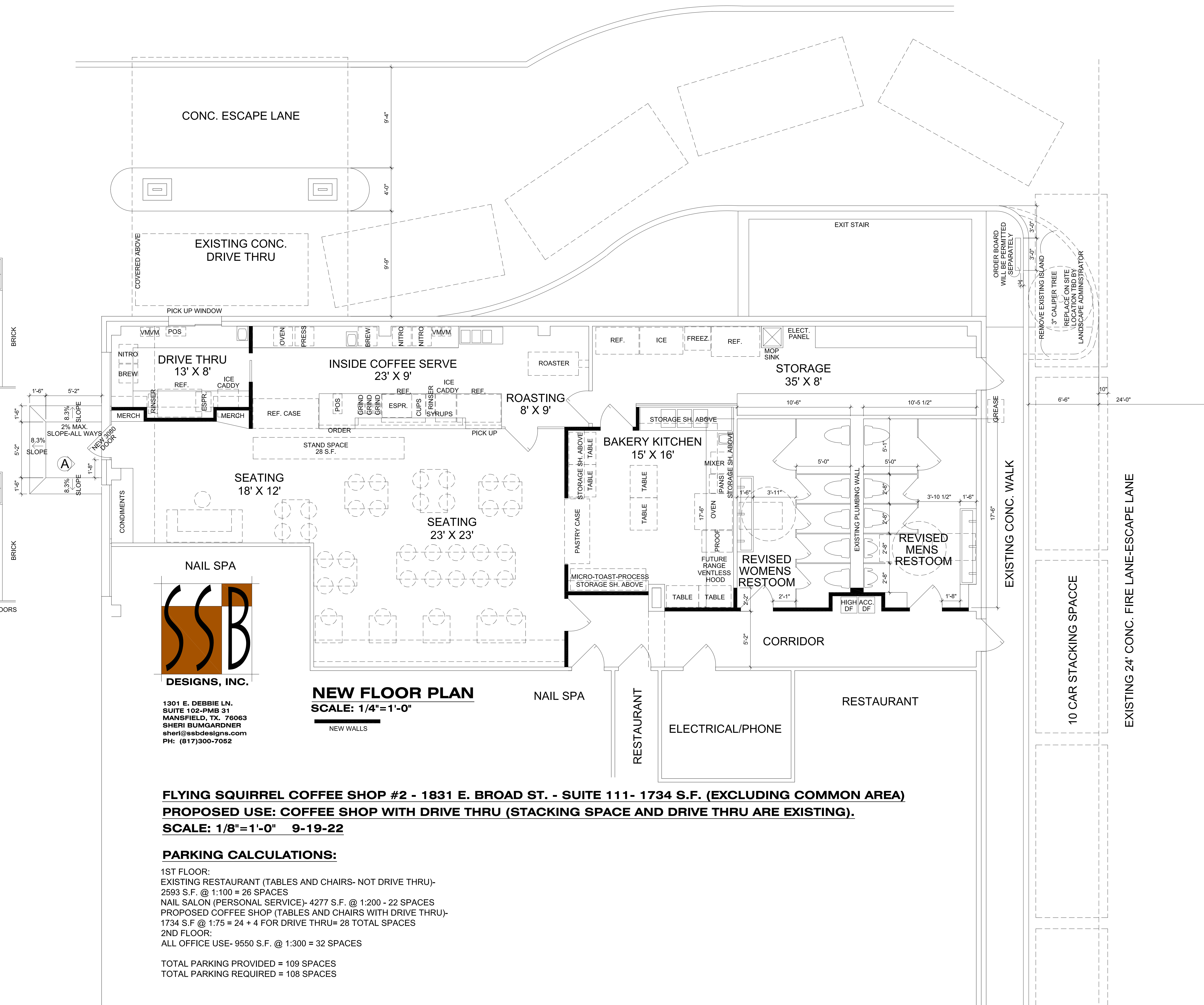
Boundary Survey of
 Lot 1R, Block 1
 Hunters Pointe Addition
 City of Mansfield,
 Tarrant County, Texas



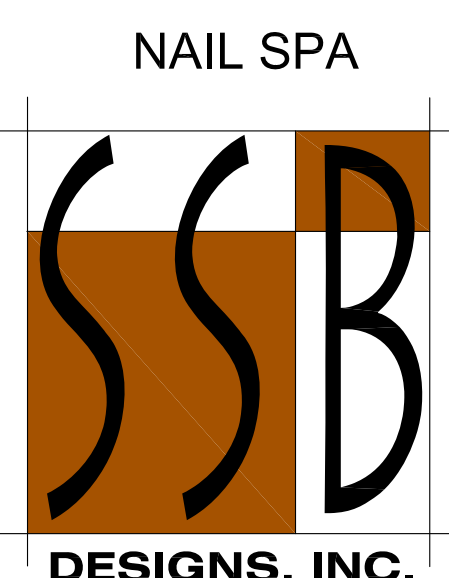
EXISTING LEFT ELEVATION-"A"
SCALE: 1/4"=1'-0"



NEW LEFT ELEVATION-"A"
SCALE: 1/4"=1'-0"



NEW FLOOR PLAN
SCALE: 1/4"=1'-0"



1301 E. DEBBIE LN.
SUITE 102-PMB 31
MANSFIELD, TX. 76063
SHERI BUMGARDNER
sheri@ssbdesigns.com
PH: (817)300-7052

FLYING SQUIRREL COFFEE SHOP #2 - 1831 E. BROAD ST. - SUITE 111- 1734 S.F. (EXCLUDING COMMON AREA)
PROPOSED USE: COFFEE SHOP WITH DRIVE THRU (STACKING SPACE AND DRIVE THRU ARE EXISTING).
SCALE: 1/8"=1'-0" 9-19-22

PARKING CALCULATIONS:
1ST FLOOR:
EXISTING RESTAURANT (TABLES AND CHAIRS- NOT DRIVE THRU)-
2593 S.F. @ 1:100 = 26 SPACES
NAIL SALON (PERSONAL SERVICE)- 4277 S.F. @ 1:200 = 22 SPACES
PROPOSED COFFEE SHOP (TABLES AND CHAIRS WITH DRIVE THRU)-
1734 S.F @ 1:75 = 24 + 4 FOR DRIVE THRU= 28 TOTAL SPACES
2ND FLOOR:
ALL OFFICE USE- 9550 S.F. @ 1:300 = 32 SPACES
TOTAL PARKING PROVIDED = 109 SPACES
TOTAL PARKING REQUIRED = 108 SPACES