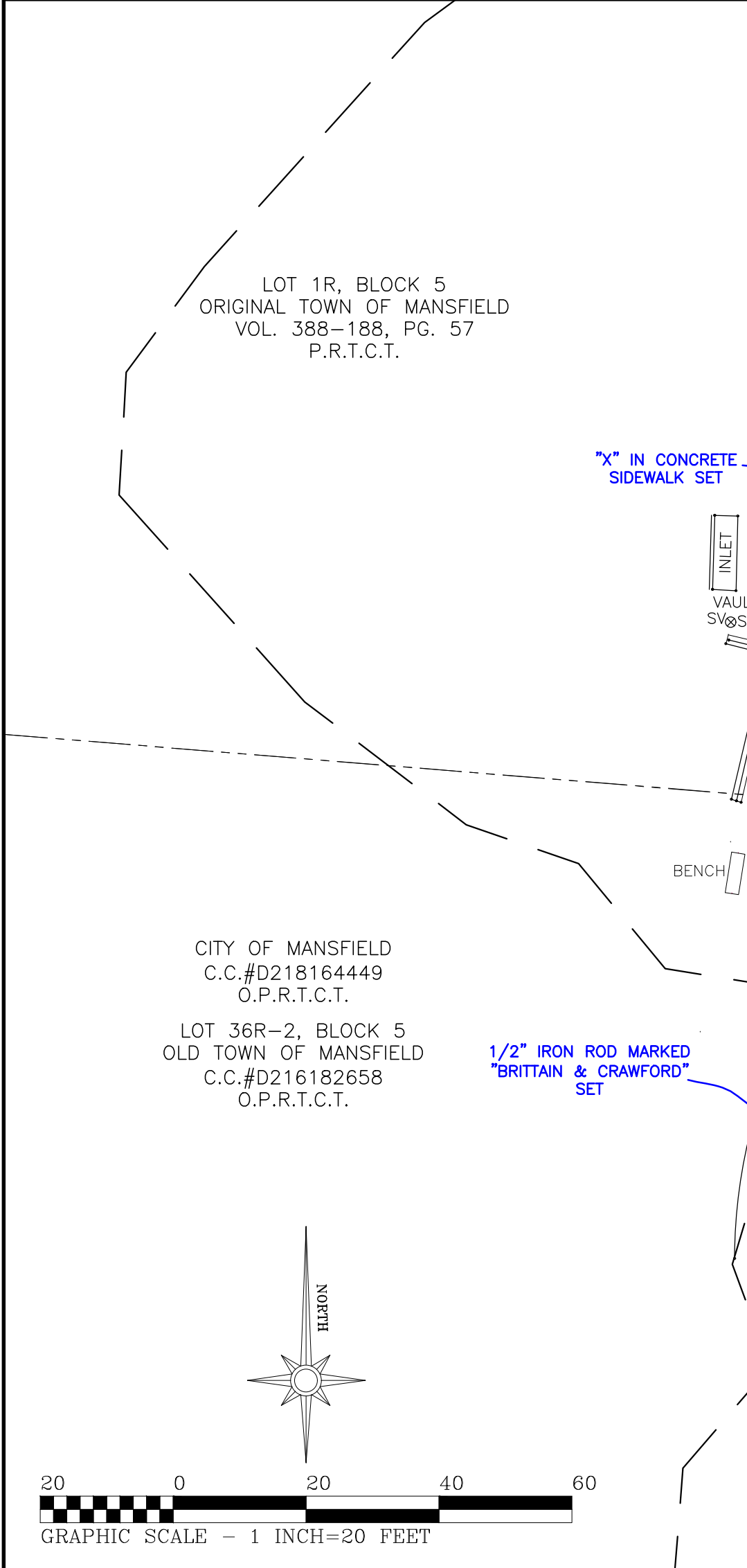
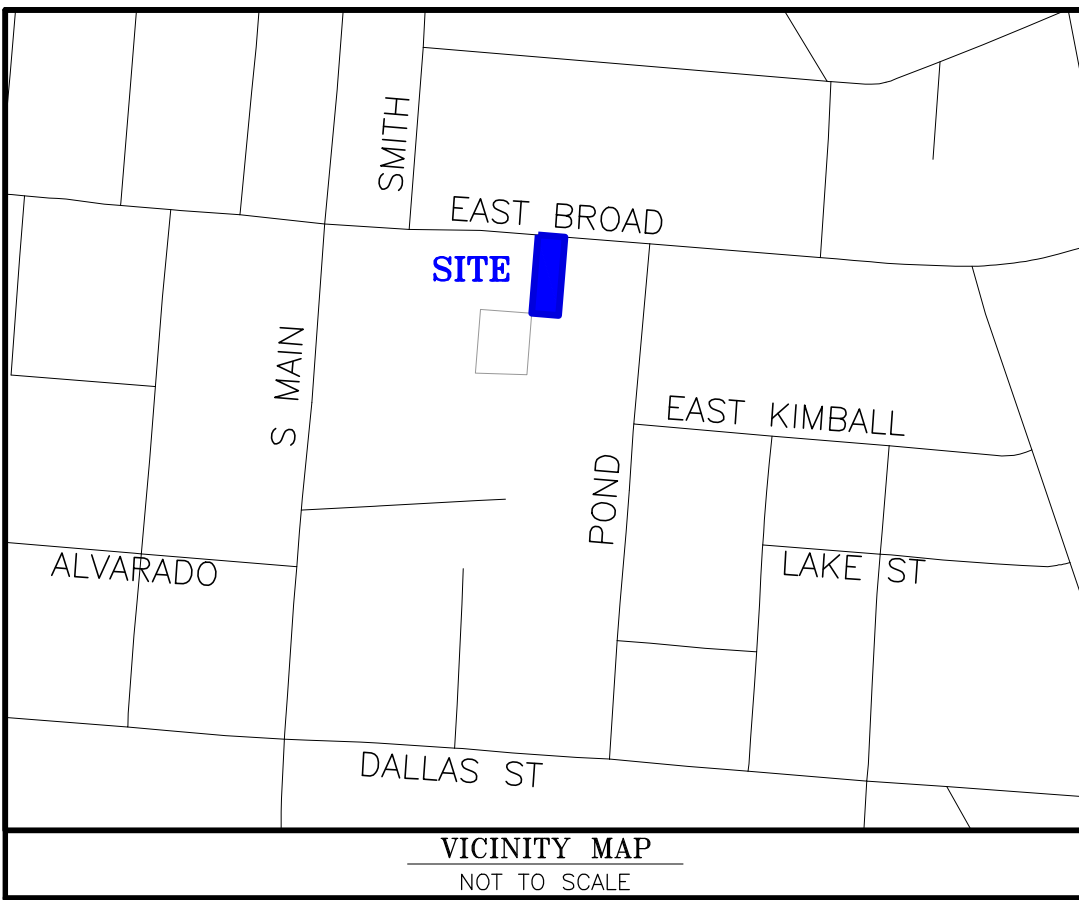


FLOOD NOTE:
 THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0460K, MAP REVISED SEPTEMBER 25, 2009.

EAST BROAD STREET
 (100' PUBLIC RIGHT-OF-WAY)



LEGAL DESCRIPTION

BEING 0.100 acre of land located in Block 5, ORIGINAL TOWN OF MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 53, of the Plat Records of Tarrant County, Texas, and being a portion of the tract of land conveyed to the City of Mansfield, by the deed recorded in County Clerk's File No. D211066294, of the Official Public Records of Tarrant County, Texas. Said 0.100 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northeast corner of said City of Mansfield Tract and being the most Northerly Northwest corner of the tract of land conveyed to the Mansfield Office One, LTD, by the deed recorded in County Clerk's File No. D208023597, of the Official Public Records of Tarrant County, Texas;

THENCE S 04° 40' 49" W 112.42 feet, along the East boundary line of said City of Mansfield Tract, to a 1/2" iron rod found at the Southeast corner of said City of Mansfield Tract;

THENCE N 85° 34' 19" W 38.56 feet, along the South boundary line of said City of Mansfield Tract and the most Southerly North boundary line of said Mansfield Office One, LTD Tract, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE N 04° 41' 51" E 112.59 feet, severing said City of Mansfield Tract and running along the center of a steel guardrail, to a 1/2" iron rod marked "Brittain & Crawford" set in the North boundary line of said City of Mansfield Tract and the South right-of-way line of East Broad Street (a 100 foot wide public right-of-way);

THENCE S 85° 19' 11" E 38.52 feet, along the North boundary line of said City of Mansfield Tract and the South right-of-way line of said East Broad Street, to the POINT OF BEGINNING containing 0.100 acre (4,336 square feet) of land.



SURVEYED ON THE GROUND
 APRIL 13, 2023

James L. Brittain
 JAMES L. BRITTAIN REGISTERED
 PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 1674

JUAN J. ORONA
 VOL. 10771, PG. 866
 D.R.T.C.T.

BOUNDARY SURVEY MAP
 OF
0.100 ACRE OF LAND
 LOCATED IN
 BLOCK 5
 ORIGINAL TOWN OF MANSFIELD
 ACCORDING TO THE PLAT RECORDED IN
 VOLUME 63, PAGE 53 OF THE
 PLAT RECORDS, TARRANT COUNTY, TEXAS

LIMITS OF 100 YEAR FLOOD LIMIT ZONE
 ACCORDING TO THE FLOOD INSURANCE RATE MAP
 FOR TARRANT COUNTY AND INCORPORATED AREA
 MAP NUMBER 48439C0460K,
 REVISED SEPTEMBER 25, 2009

