

601 S. Main St.

Survey Completed By:



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COMPANY NUMBER:
001 South Main Street, Mansfield, TX 76063

Client Order Number:

5153006771

Certified To:
Brandy Stewart, Old Republic National Life Insurance Company

Legal Description:

See drawing below.

PROPERTY DESCRIPTION:
Being a tract or parcel of land lying and being situated in Tarrant County, Texas, out of and a part of this T.J. Hanks Survey, Abstract No. 664 located in Mansfield, Tarrant County, Texas, and being all that certain tract of land described in a deed to Bryan Chaslowe, as recorded under instrument No. D2021262020, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 12" iron rod found for corner in the Northeast right-of-way of South Main Street (Business U.S. Highway No. 287) (Variable Width R.O.W.) at the South corner of said Chasteen tract, said point being in a curve to the left having a radius of 1858.80 feet, a central angle of $02^{\circ} 38' 12''$, and a chord that bears North $32^{\circ} 20' 06''$ West, 94.35 feet

THENCE, in a Northwesterly direction, along said curving right-of-way line, an arc distance of 84.36 feet to a point in a power pole for corner:

THENCE, North 55° 12' 57" East, along the Northwest line of said Chasteen trsd., a distance of 108.42 feet to a chain link fence post for corner;

THENCE, South 32° 48' 05" East, along the Northeast line of said Chastain tract, a distance of 83.47 feet to a chain link fence post for corner

THENCE, South 54° 46' 00" West, along the Southeast line of said Chasleau tract, a distance of 109.14 feet to the POINT OF BEGINNING and containing 0.210 acres (0.146 square feet) of land.

NOTES

1. Directional Control shown hereon is based on Deed recorded in Instrument No. D202125020, Real Property Records, Tarrant County, Texas.

2. The following items are from Schedule B, Commitment for Title Insurance, Old Republic National Title Insurance Company, GF No. 5153008778, issued February 9, 2016.

Easement executed by Erant of Glocks, Jr., Trustee for Troy Sells Addition, to City of Mansfield, dated May 12, 1989, filed May 16, 1989, recorded in under Volume 9593, Page 2136, of

Easement excluded by Emanuel H. Glockzin, Jr., Trustee, to Texas Utilities Electric Company, et al.

(Does not affect.)

FLOOD NOTE

According to the F.I.R.M. # 48439C0470K this property lies in "Zone X" and does not lie within the 100-year flood zone.

I hereby certify that this plot represents the results of a survey made on the ground on the 28th day of February, 1916.

Signed 2nd day of March, 2015

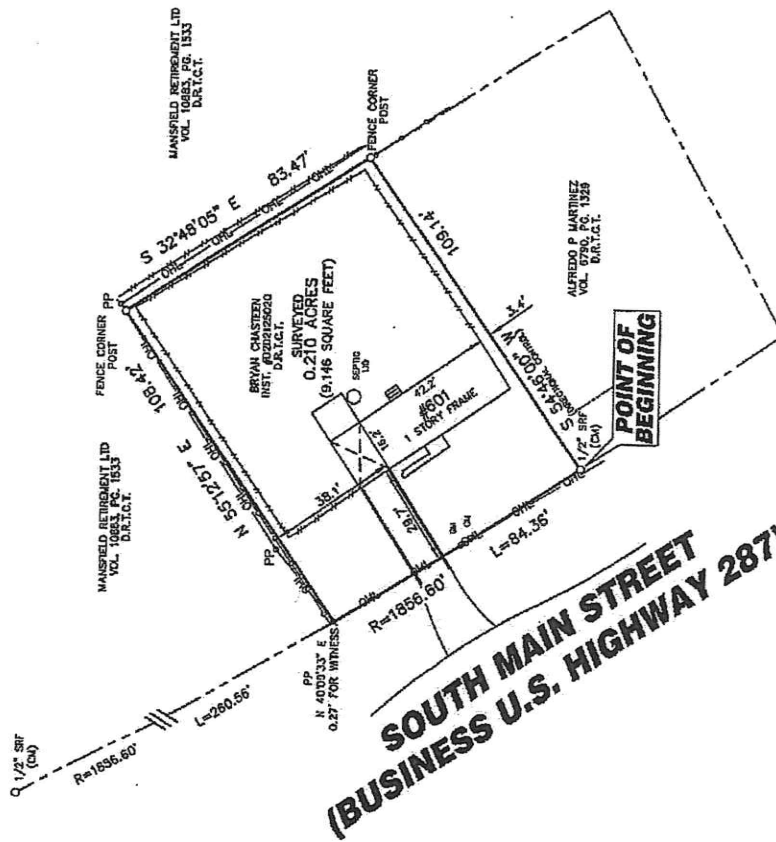
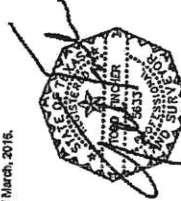
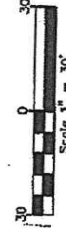


EXHIBIT "A"
605 S. Main Street

A tract of land in the T.J. Hanks Survey, Abstract No. 644 in Tarrant County, Texas, being in the City of Mansfield, Texas, and being a portion of a tract of land conveyed to Troy Sells and Elsie Faye Sells and described in deed recorded in Volume 1590, Page 409, D.R.T.C.T, said tract of land being described by metes and bounds as follows:

BEGINNING at an iron pin at the present Southwest corner of said Troy Sells tract of land, being in the East line of U.S. Highway No. 287, at a point in a curve;

THENCE along the East line of said highway and said curve to the right having a radius of 1860.1 feet a distance of 70.32 feet to an iron pin;

THENCE leaving the East line of said highway and along a chainlink fenceline North 53 degrees 50 minutes 58 seconds East a distance of 109.15 feet to a fence corner;

THENCE South 32 degrees 57 minutes 19 seconds East along a chainlink fenceline a distance of 81.8 feet to a fence corner in the Southerly line of said Troy Sells tract of land;

THENCE South 60 degrees 00 minutes West along a chainlink fenceline and the Southerly line of said Troy Sells tract of land a distance of 106.0 feet to the POINT OF BEGINNING and CONTAINING approximately 0.188 of an acre of land.