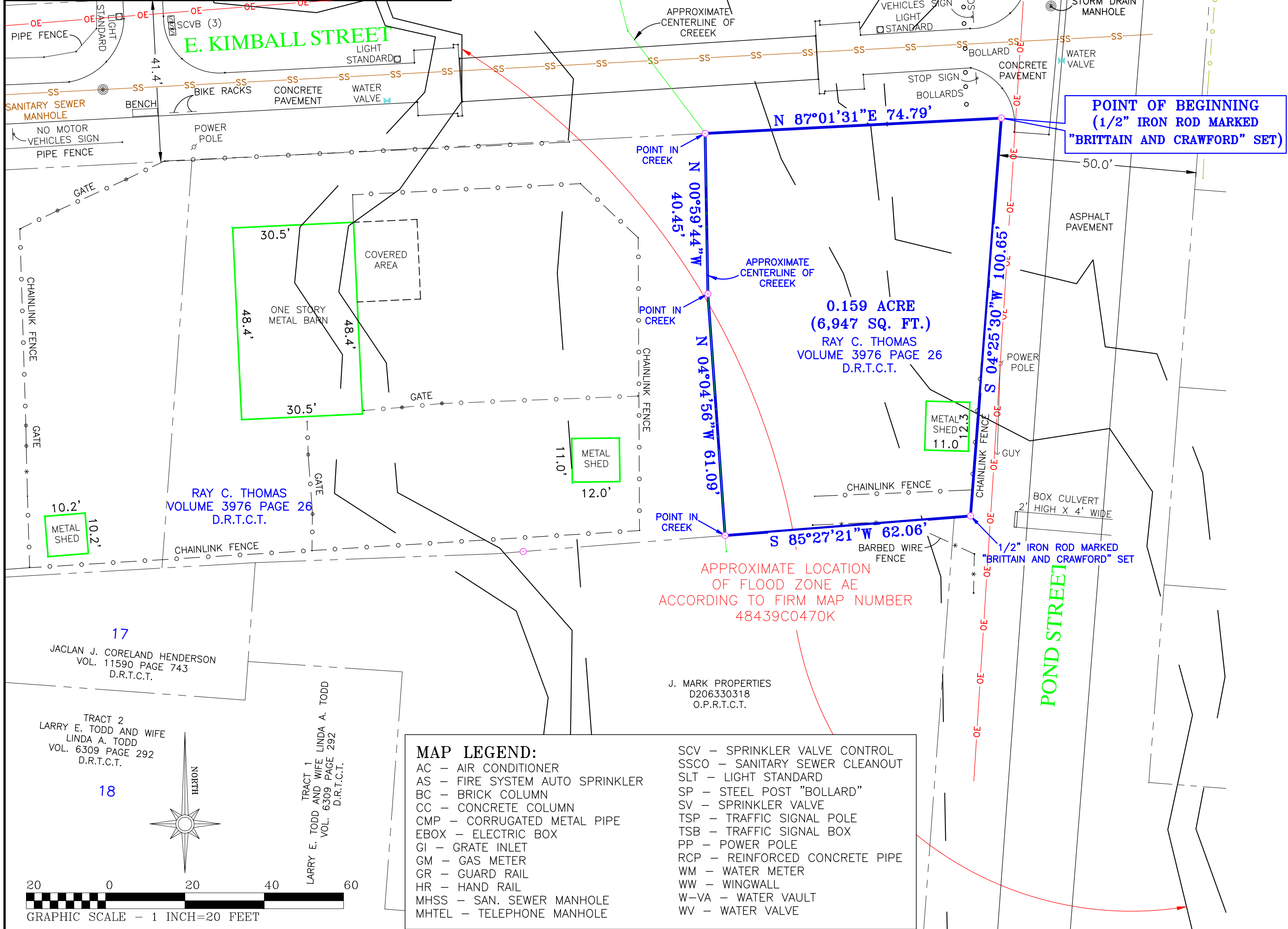


VICINITY MAP
NOT TO SCALE



FLOOD NOTE:

NO PORTION OF 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 48439C0190K, MAP REVISED SEPTEMBER 25, 2009.

BEARING BASIS NOTE:

THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT

EASEMENT NOTES

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 2017-194489-RU, EFFECTIVE DATE: JULY 04, 2016, ISSUED DATE: JULY 25, 2016.

FIRST AMERICAN TITLE GUARANTY COMPANY
ITEM NO. 10

THERE ARE NO ITEMS REGARDING THE SURVEY MATTER TO BE LISTED ON THE TITLE COMMITMENT REFERENCED ABOVE.

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

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FIRM CERTIFICATION# 1019000
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LEGAL DESCRIPTION

BEING 0.159 acre of land located in the THOMAS J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to Ray C. Thomas, by the deed recorded in Volume 3976, Page 26, of the Deed Records of Tarrant County, Texas. Said 0.159 acre of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set, in the Northeast corner of said Thomas Tract, and said POINT OF BEGINNING lying at the intersection of the South right-of-way line of E. Kimball Street with the West right-of-way line of Pond Street;

THENCE S 04° 25' 30" W 100.65 feet, along the West right-of-way line of said Pond Street and the East boundary line of said Thomas Tract, to a 1/2" iron rod marked "Brittain & Crawford" set, at the Southeast corner of said Thomas Tract;

THENCE S 85° 27' 21" W 62.06 feet, along the South boundary line of said Thomas Tract and the North boundary line of a tract of land conveyed to J. Mark Properties, by the deed recorded in County Clerk's File No. D206330318, of the Official Public Records of Tarrant County, Texas, to a point lying in the centerline of Pond Branch Creek;

THENCE severing said Thomas Tract and running along the centerline of said Pond Branch Creek as follows:

1. N 04° 04' 56" W 61.06 feet, to a point lying in the centerline of said creek;
2. N 00° 59' 44" W 40.45 feet, to a point lying in the centerline of said creek, and lying in the North boundary line of said Thomas Tract and the South right-of-way line of aforesaid E. Kimball Street;

THENCE N 87° 01' 31" E 74.79 feet, along the North boundary line of said Thomas Tract and the South right-of-way line of said E. Kimball Street, to the POINT OF BEGINNING containing 0.159 acre (6,947 square feet) of land.

CERTIFICATION

TO: MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, A TEXAS CORPORATION, REUNION TITLE AND THEIR UNDERWRITERS FIRST AMERICAN TITLE GUARANTY COMPANY

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct.

SURVEYED ON THE GROUND
JULY 9, 2018

CHRIS L. BLEVINS
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS No. 5792



BOUNDARY SURVEY MAP
OF
0.159 ACRE OF LAND
LOCATED IN THE
THOMAS J. HANKS SURVEY
ABSTRACT No. 644
CITY OF MANSFIELD, TARRANT COUNTY,
TEXAS

MAP LEGEND:

- | | |
|---------------------------------|--------------------------------|
| AC - AIR CONDITIONER | SCV - SPRINKLER VALVE CONTROL |
| AS - FIRE SYSTEM AUTO SPRINKLER | SSCO - SANITARY SEWER CLEANOUT |
| BC - BRICK COLUMN | SLT - LIGHT STANDARD |
| CC - CONCRETE COLUMN | SP - STEEL POST "BOLLARD" |
| CMP - CORRUGATED METAL PIPE | SV - SPRINKLER VALVE |
| EBOX - ELECTRIC BOX | TSP - TRAFFIC SIGNAL POLE |
| GI - GRATE INLET | TSB - TRAFFIC SIGNAL BOX |
| GM - GAS METER | PP - POWER POLE |
| GR - GUARD RAIL | RCP - REINFORCED CONCRETE PIPE |
| HR - HAND RAIL | WM - WATER METER |
| MHSS - SAN. SEWER MANHOLE | WW - WINGWALL |
| MHTEL - TELEPHONE MANHOLE | W-VA - WATER VAULT |
| | WV - WATER VALVE |