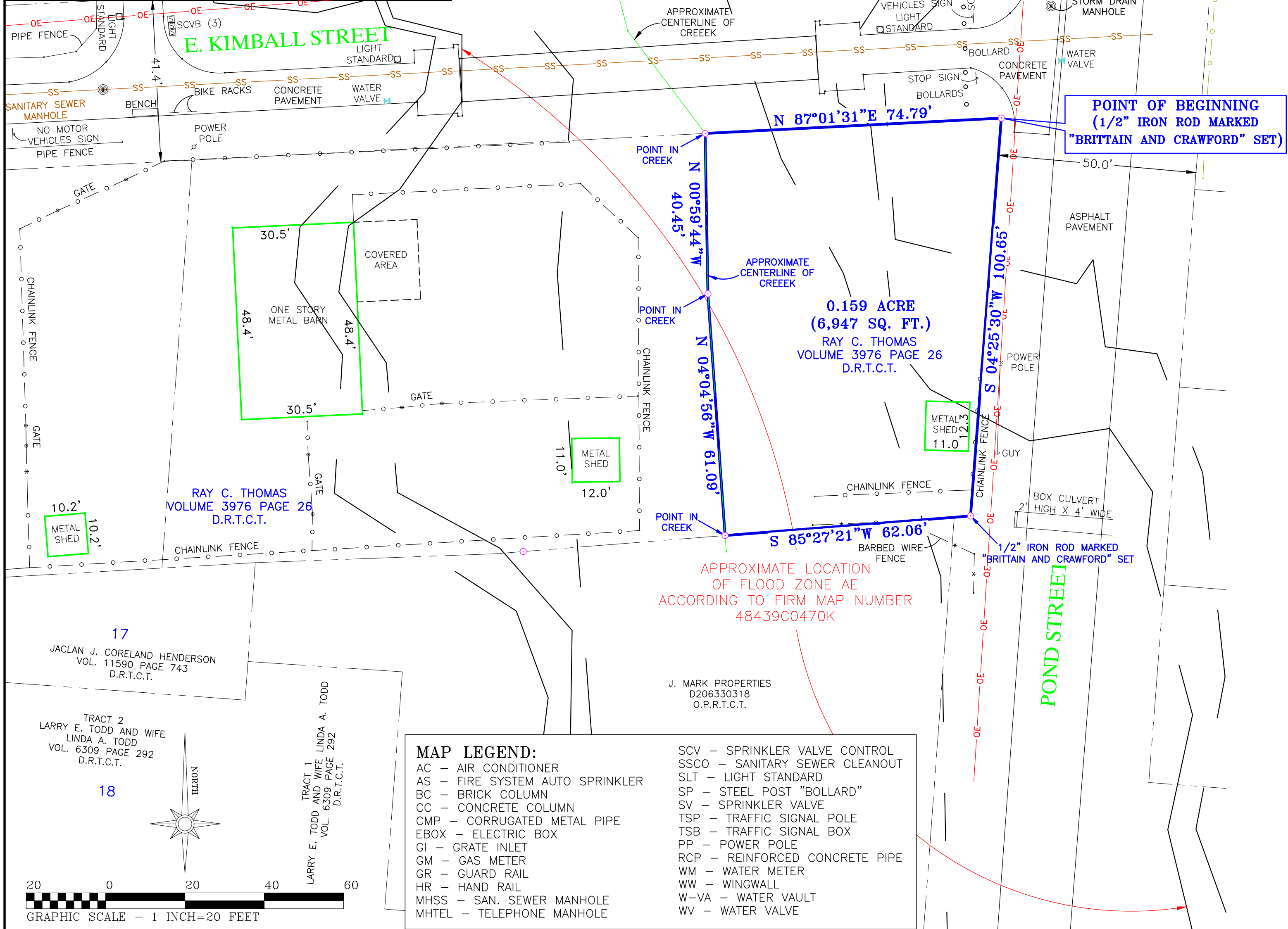


VICINITY MAP
NOT TO SCALE



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

