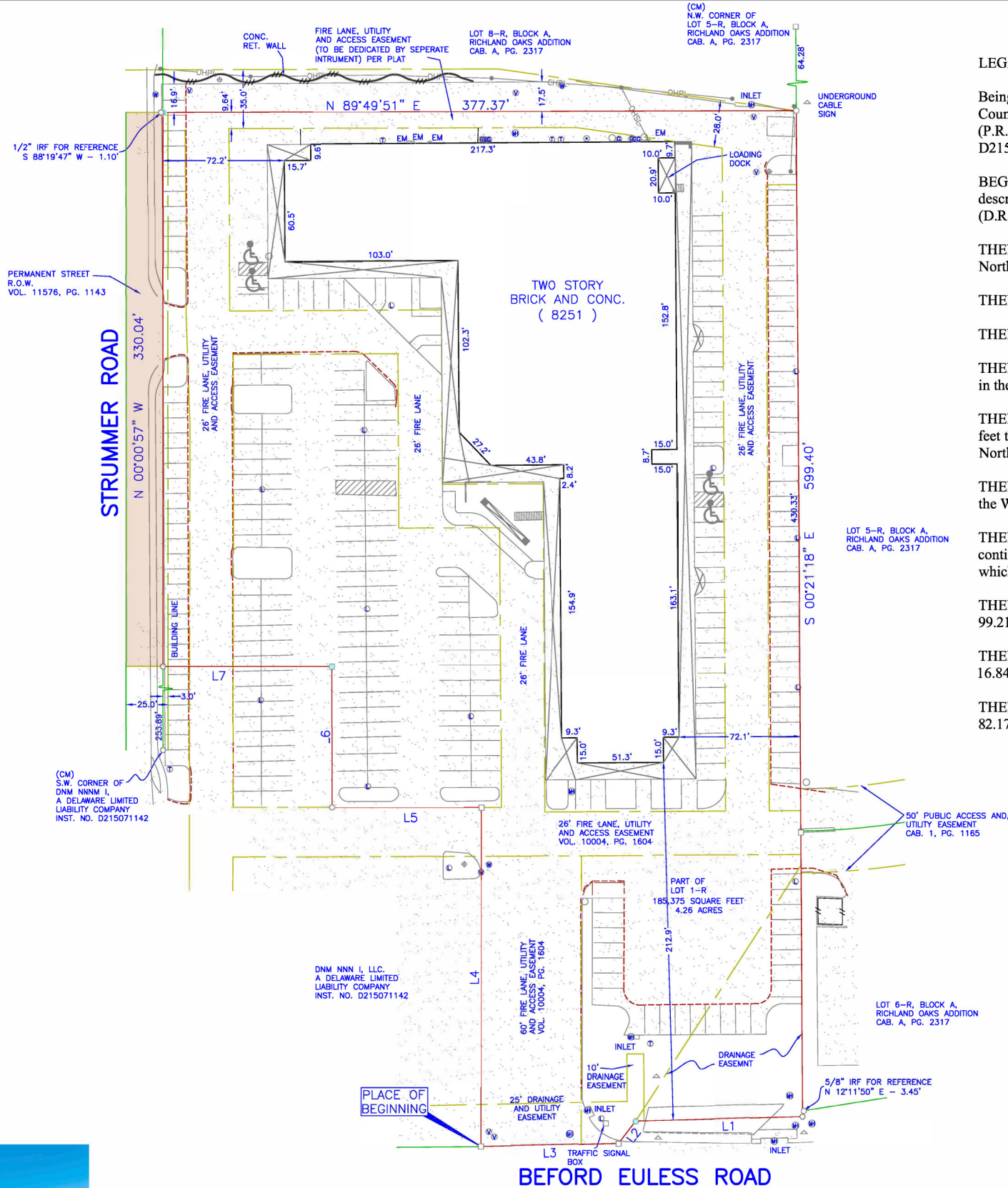


LINE	LENGTH	BEARING
L1	89.30	S88°22'07" W
L2	16.84	S37°40'19" W
L3	82.17	S88°48'41" W
L4	201.82	N00°00'27" W
L5	86.72	S89°59'33" W
L6	84.90	N50°08'22" E
L7	100.51	S89°59'33" W



LEGAL DESCRIPTION

Being a portion of Lot 1-R, Block A, Richland Oaks Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-193, Page 15, Plat Record, Tarrant County, Texas (P.R.T.C.T.) and being the same land described in deed to Aberfeldy Properties, Inc., recorded in Instrument No. D215009693, Deed Records, Tarrant County, Texas (D.R.T.C.T) and being more particularly described as follows:

BEGINNING at an "X" found for corner in the North line of Bedford Eules Road, at the Southeast corner of a tract of land described in deed to DMN NNN I, LLC., a Delaware limited liability company, recorded in Instrument No. D215071142 (D.R.T.C.T.) and at the most Southerly Southwest corner of said Aberfeldy Properties tract;

THENCE North 00 degrees 00 minutes 27 seconds West, a distance of 201.82 feet to an "X" found at the most Southerly Northeast corner of said DMN NNNM I tract;

THENCE South 89 degrees 59 minutes 33 seconds West, a distance of 88.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 00 minutes 27 seconds West, a distance of 84.20 feet to a 60d nail found for corner;

THENCE South 89 degrees 59 minutes 33 seconds West, a distance of 100.51 feet to a 1/2 inch iron rod found for corner in the East line of Strummer Road, at the Northwest corner of said DMN NNN, LLC tract;

THENCE North 00 degrees 00 minutes 57 seconds West, with the said East line of Strummer Road, a distance of 330.04 feet to a point for corner at the Southwest corner of Lot 8-R, Block A, Richland Oaks Addition, an Addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 2317 (P.R.T.C.T.);

THENCE North 89 degrees 49 minutes 51 seconds East, a distance of 377.37 feet to a 5/8 inch iron rod found for corner in the West line of Lot 5-R of said Block 1, at the Southeast corner of said Lot 8-R;

THENCE South 00 degrees 21 minutes 18 seconds East, passing an "X" found for reference, a distance of 430.33 feet and continuing a total distance of 599.40 feet to a 1/2 inch iron rod found in the said North line of Bedford Eules Road, from which a 5/8 inch iron rod found bears for reference, North 12 degrees 11 minutes 50 seconds East, 3.45 feet;

THENCE South 88 degrees 27 minutes 07 seconds West, a with the said North line of Bedford Eules Road, a distance of 99.21 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE South 37 degrees 40 minutes 19 seconds West, with the said North line of Bedford Eules Road, a distance of 16.84 feet to an "X" found for corner;

THENCE South 88 degrees 46 minutes 41 seconds East, with the said North line of Bedford Eules Road, a distance of 82.17 feet to the PLACE OF BEGINNING and containing 185,375 square feet or 4.26 acres of land.

PROPERTY IS SUBJECT TO AGREEMENT FOR UNDERGROUND FACILITIES TO TEXAS ELECTRIC SERVICE CO. VOL. 8606, PG. 158

ACCEPTED BY: _____

SURVEY PLAT



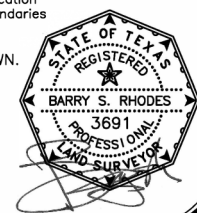
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 8251 BEDFORD EULESS ROAD, in the City of NORTH RICHLAND HILLS, Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'
Date: 04/29/2020
G. F. No. 9001352000037
Job no.: 202002757
Drawn by: CMR

7509 PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
PHONE 214-326-1090



LEGEND

WOOD FENCE	---
CHAIN LINK	----
IRON FENCE	----
WIRE FENCE	----
CM - CONTROLLING SURVEYOR	
MB - MONUMENTS OF RECORD DENSITY	
1/2" YELLOW-CAPPED IRON ROD SET	
60D NAIL FOUND	
FOUND 'X'	
1/2" IRON ROD FOUND	
PK NAIL FOUND	
CABLE	
PE - NO PARKING	
CD - CLEAN OUT	
DM - GAS METER	
TE - TELEPHONE	
LP - LIGHT POLE	
WM - WATER METER	
W - WAREHOUSE	
(UNLESS OTHERWISE NOTED)	

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR NATURON PROPERTIES, LLC.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

TITLE AND ABSTRACTING WORK FURNISHED BY NATURON PROPERTIES, LLC.

