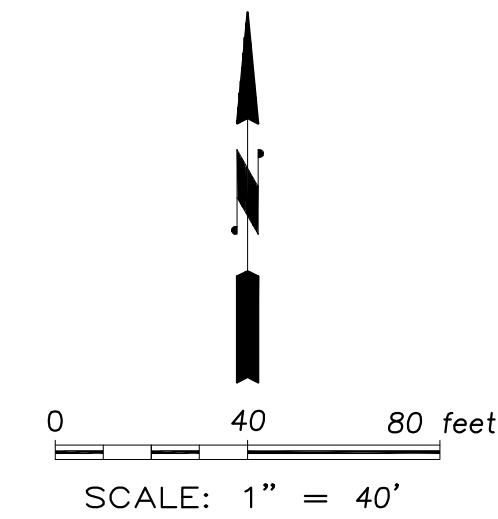
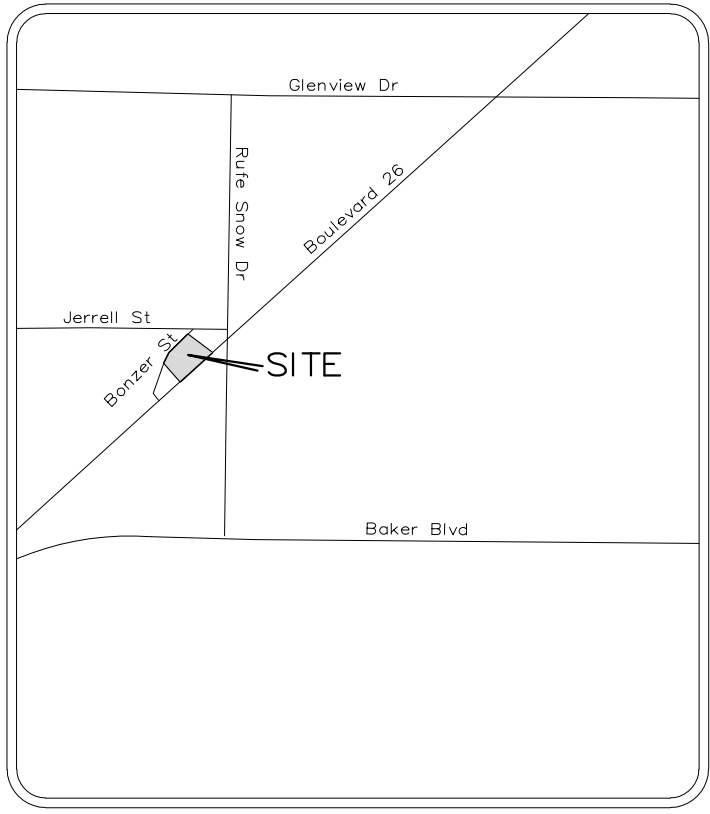


Filename: P:\30271009\_0501\_Boulevard 26\DWG\30271009\_0501\_Boulevard 26.dwg  
Date: Wednesday, April 27, 2017 11:52:47 PM Plotted: 05/05/2017



- LEGEND**
- manhole
  - cleanout
  - gas meter
  - water meter
  - light standard
  - power pole
  - sign
  - light pole
  - guy wire
  - vault
  - electric meter
  - roof drain
  - irrigation control valve
  - aerial power line
  - wood fence
  - chainlink fence

**VICINITY MAP**



$\Delta = 47^{\circ}47'00''$   
 $R = 150.00'$   
 $L = 125.10'$   
 $CB = N 24^{\circ}27'41'' E$   
 $LC = 121.50'$

**JERRELL STREET**  
(60' R.O.W.)

$\Delta = 34^{\circ}45'34''$   
 $R = 270.00'$   
 $L = 163.80'$   
 $CB = S 16^{\circ}52'21'' W$   
 $LC = 161.30'$

$\Delta = 25^{\circ}29'21''$   
 $R = 442.00'$   
 $L = 196.63'$   
 $CB = N 34^{\circ}17'31'' E$   
 $LC = 195.01'$

The following Schedule B Items are set forth in the Fidelity National Title Insurance Company's Title Commitment for Title Insurance, Commitment No. 1901551700086 with an Effective Date of April 3, 2017, Issued April 11, 2017;

10e. The following items as shown on plat recorded in Volume 388-164, Page 33, Plat Records, Tarrant County, Texas:

Building Line 25 feet from northwest property line;  
Building Line 25 feet from southeast property line;  
5 foot utility easement along northeast and southwest property line.

ALL AFFECT SUBJECT PROPERTY AND ARE PLOTTED HEREON

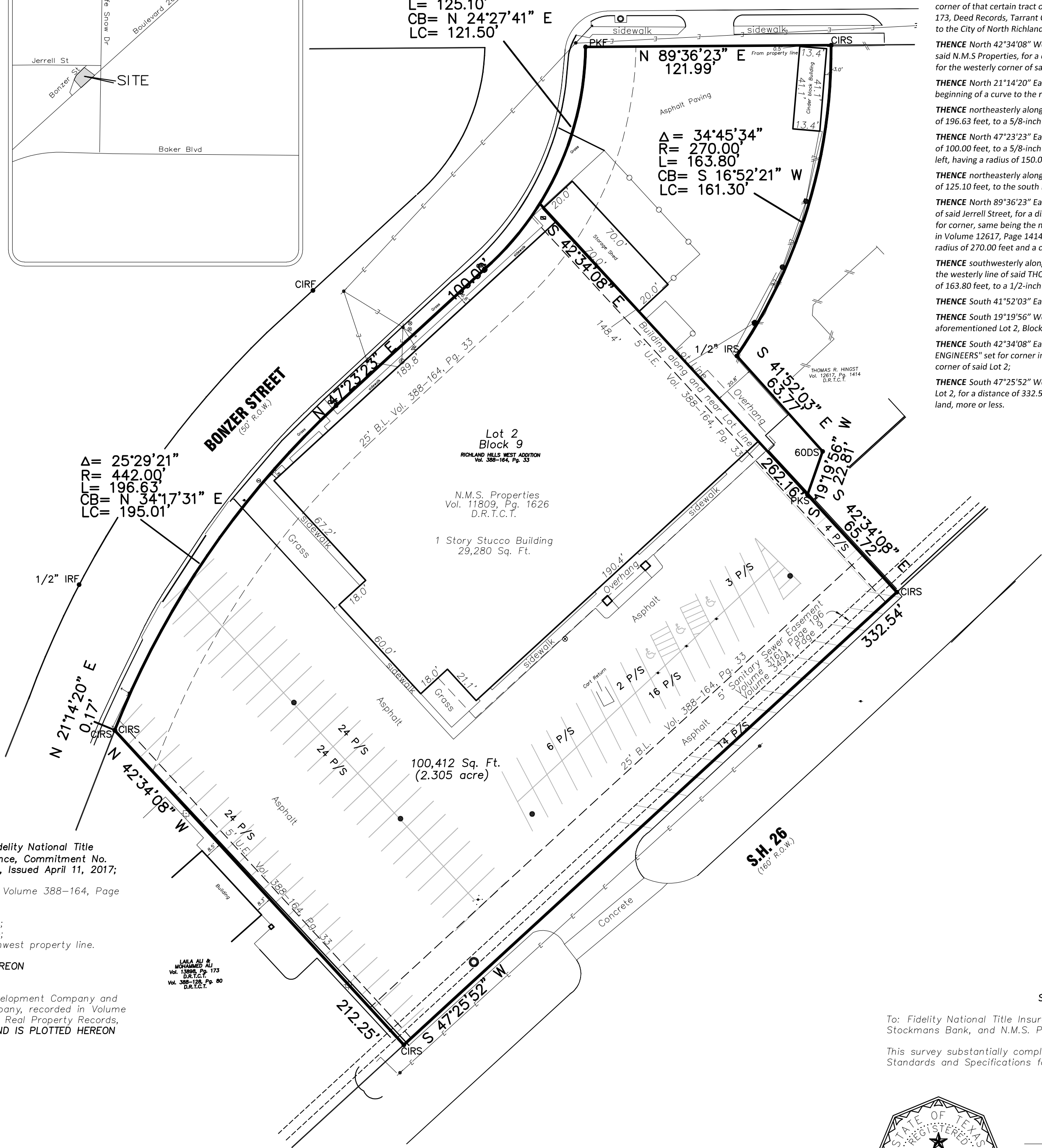
10f. Easement granted by Nortex Construction and Development Company and Standard Development Company to Tarrant Utility Company, recorded in Volume 3161, Page 196, as amended in Volume 3494, Page 9, Real Property Records, Tarrant County, Texas. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

**NOTES:**

irf = iron rod found for corner  
cirf = capped iron found  
1/2" irs = 1/2-inch iron rod set  
cirs = capped iron rod set  
pks = PK nail set  
60ds = 60D set

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48439C0205 K, dated September 25, 2009. Property is in zone X.

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**PROPERTY DESCRIPTION**

BEING 100,412 square foot (2.305 acre) tract of land and being all of Lot 2, Block 9, of the RICHLAND HILLS WEST ADDITION, an addition to the City of North Richland Hills, as shown on plat thereof recorded in Volume 388-164, Page 33, of the Tarrant County, Texas, together with an unplatted abstract portion of land, same being all that certain tract of land conveyed to N.M.S. Properties as evidenced by deed recorded in Volume 11809, Page 1626, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the south corner of said Lot 2, Block 9, same being in the north right-of-way line of State Highway 26 (variable width right-of-way), further being the easterly corner of that certain tract of land conveyed to LAILA ALI and MOHAMMED ALI by deed recorded in Volume 13898, Page 173, Deed Records, Tarrant County, Texas, also being Lot 1, Block 9, of the RICHLAND HILLS WEST ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas;

THENCE North 42°34'08" West, departing the north right-of-way line of State Highway 26, along the southwesterly line of said N.M.S. Properties, for a distance of 212.25 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the westerly corner of said tract of land, also being in the south right-of-way line of Bonzer Street (50' right-of-way);

THENCE North 21°14'20" East, along said south right-of-way line of Bonzer Street, for a distance of 0.17 feet, to the beginning of a curve to the right, having a radius of 442.00 feet and a chord which bears North 34°17'31" East, 195.01 feet;

THENCE northeasterly along said curve to the right, through a central angle of 25°29'21" for an arc distance of 196.63 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the end of said curve;

THENCE North 47°23'23" East, and continuing along said south right-of-way line of Bonzer Street, for a distance of 100.00 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for the beginning of a curve to the left, having a radius of 150.00 feet and a chord which bears North 24°27'41" East, 121.50 feet;

THENCE northeasterly along said curve to the left, through a central angle of 47°47'00" for an arc distance of 125.10 feet, to the south right-of-way line of Jerrell Street (60' right-of-way), to a PK nail found for corner;

THENCE North 89°36'23" East, departing the south right-of-way line of said Bonzer Street, along the south right-of-way line of said Jerrell Street, for a distance of 121.99 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for corner, same being the northwest corner of a certain tract of land conveyed to THOMAS R. HINGST by deed recorded in Volume 12617, Page 1414, Deed Records, Tarrant County, Texas, also the beginning of a curve to the right, having a radius of 270.00 feet and a chord which bears South 16°52'21" West, 161.30 feet;

THENCE southwesterly along said curve to the right, departing the south right-of-way line of said Jerrell Street, also along the westerly line of said THOMAS R. HINGST tract, through a central angle of 34°45'34" for an arc distance of 163.80 feet, to a 1/2-inch iron rod set for corner;

THENCE South 41°52'03" East, for a distance of 63.77 feet, to a 60D set for corner;

THENCE South 19°19'56" West, for a distance of 22.81 feet, to a PK nail set for corner in the northeasterly line of aforementioned Lot 2, Block 9;

THENCE South 42°34'08" East, for a distance of 65.72 feet, to a 5/8-inch iron rod with yellow cap stamped "ARS ENGINEERS" set for corner in the north right-of-way line of aforementioned State Highway 26 same being the easterly corner of said Lot 2;

THENCE South 47°25'52" West, along said north right-of-way line of State Highway 26, along the southerly line of said Lot 2, for a distance of 332.54 feet to the POINT OF BEGINNING, and containing 100,412 square feet or, 2.305 acres of land, more or less.

**SURVEYOR'S CERTIFICATION**

To: Fidelity National Title Insurance Company, HWY 67 DEALERSHIP JOINT VENTURE, Stockmans Bank, and N.M.S. PROPERTIES.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.



*Dustin D. Davison*  
Dustin D. Davison, R.P.L.S.  
Registration No. 6451

**CATEGORY 1A, CONDITION II LAND TITLE SURVEY**

6601 Boulevard 26

Lot 2, Block 9

City of North Richland Hills, Tarrant County, Texas

Scale: 1" = 40'  
Date: 4/27/2017  
Field Tech: A.H.  
Office Tech: JT Shelton  
Project Manager: Davison  
Project No.: 302-17-050

SHEET



OF 1

**ARS**  
**Engineers, Inc.**  
12807 N. Central Expressway, Suite 1250  
Dallas, Texas 75243  
(214) 789-8152 Fax (214) 789-8169  
Engineering Firm #F-819 Surveying Firm #I01319-00