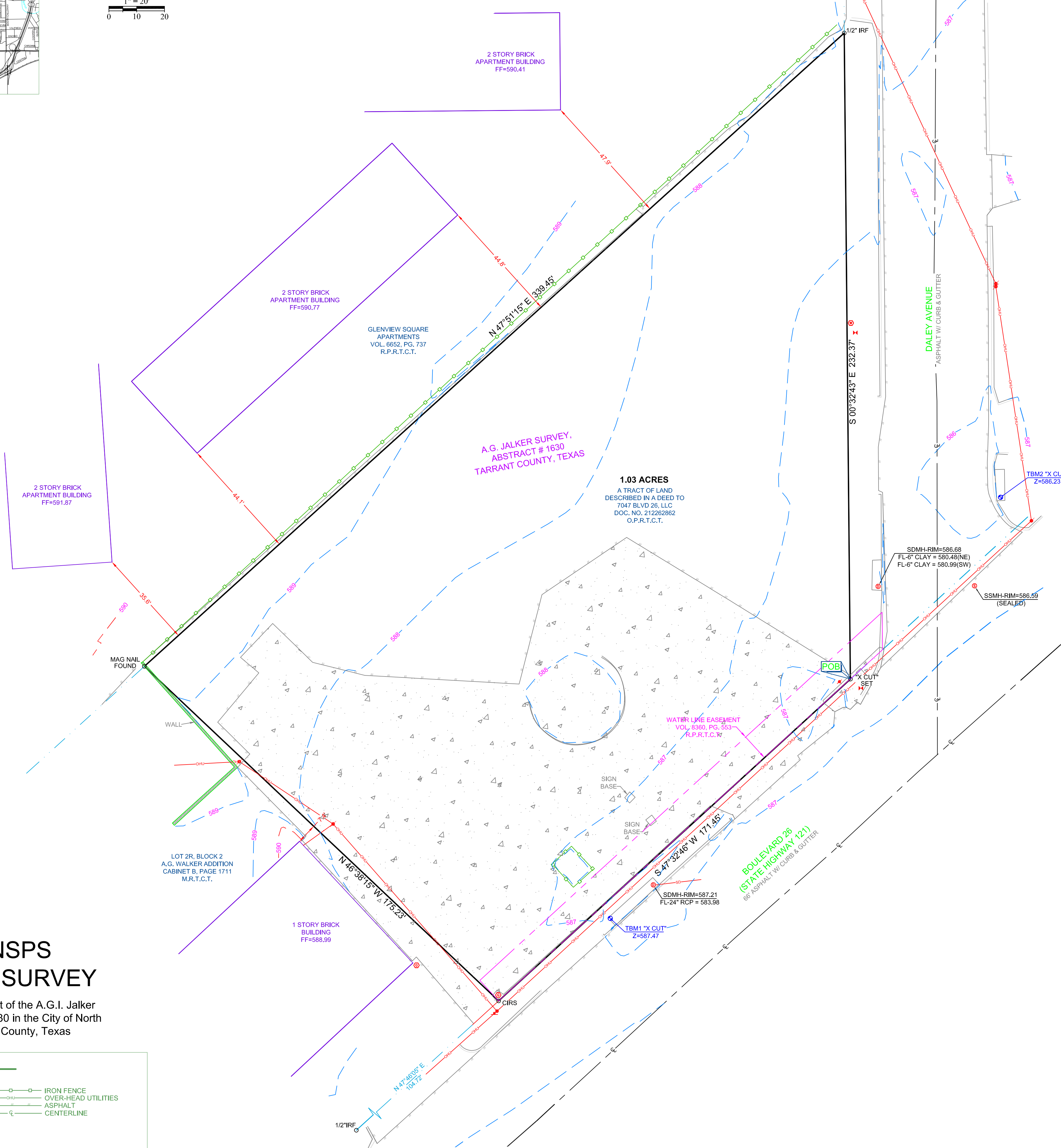


ALTA / NSPS LAND TITLE SURVEY

Being 1.03 Acres of land out of the A.G.I. Jalker Survey, Abstract Number 1630 in the City of North Richland Hills, Tarrant County, Texas

LEGEND

○ BENCHMARK	—○—○— IRON FENCE
★ FIRE HYDRANT	—○— OVER-HEAD UTILITIES
⊕ STORM DRAIN MAN HOLE	—+— ASPHALT
⊕ WATER VALVE	—+— CENTERLINE
⊕ WATER METER	
⊕ SANITARY SEWER MAN HOLE	
⊕ UTILITY POLE	
⊕ IRON ROD FOUND	
⊕ CIRS CAPPED IRON ROD SET	
() RECORDED CALL	



LEGAL DESCRIPTION

A tract of land situated in the A.G. WALKER SURVEY, ABSTRACT NUMBER 1630, being the tract of land conveyed in a deed to 7047 Boulevard 26, LLC, and recorded in Document Number 212262862, Official Public Records, Tarrant County, Texas.

The exterior boundary of said tract of land is further described as follows:

Beginning at a X cut set being in the North line of Boulevard 26 (State Highway 121) and the West line of Daley Avenue and being the POINT OF BEGINNING;

Thence S 47°32'46" W along the North line of Boulevard 26 a distance of 171.45 feet to the Southeast corner of a tract of land described as lot 2R, Block 2, A.G. Walker Addition as recorded in Cabinet B, Page 1171, Map Records Tarrant County Texas and marked by a capped 1/2" iron rod set stamped EAGLE SURVEYING;

Thence N 46°38'15" W along the common line a distance of 175.23 feet to the Northwest corner of this tract and marked by a PK nail found and called for on a survey plat by Jimmy W. Pogue Inc. Registered Professional Land Surveyor and being in the South line of Glen Square Apartments as recorded in Volume 6652, Page 737, Official Public Records, Tarrant County, Texas;

Thence N 47°51'15" E along the common line a distance of 339.45 feet to the West line of Daley Avenue and marked by a 1/2" iron rod found;

Thence S 00°32'43" E along said West line 232.37 feet to the POINT OF BEGINNING and containing 1.03 acres more or less.

EASEMENTS

- (1.) Easement to Texas Electric Service Company filed on July 29, 1957, as recorded in Volume 3132, Page 119 D.R.T.C.T. (Blanket Easement) Does affect by rights of ingress and egress.
- (2.) Easement to the City of North Richland Hills filed on November 4, 1985, as recorded in Volume 8360, Page 553 D.R.T.C.T. Does affect as shown.
- (3.) Easement to Texas Electric Service Company filed on December 31, 1936, as recorded in Volume 1328, Page 167 D.R.T.C.T. (Blanket Easement) Does affect by rights of ingress and egress.

FLOOD NOTE

This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480608 as shown on Map Number 48439C0205G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

GENERAL NOTES

- 1. This survey was performed without the benefit of a title commitment.
- 2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- 3. The underground utility locations shown hereon are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided.
- 4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- 5. This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- 6. There was no visible evidence the site has been used as a cemetery in the process of conducting the fieldwork.
- 7. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 8. There are no visible encroachments or overlapping of improvements except as shown on this survey.
- 9. There were no buildings observed in the process of conducting the fieldwork.
- 10. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- 11. No field delineation of wetlands was conducted at the time the survey was performed.
- 12. Eagle Surveying, LLC has not been provided a zoning report or letter at the time the map or plat was prepared.
- 13. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 14. Elevations are based on NAVD88, referenced to NAD83, 2011 adjustment.

SURVEYORS CERTIFICATION

This document represents an accurate on the ground survey of 7047 Boulevard 26 in the City of North Richland Hills, Tarrant County, Texas, on September 21, 2016. Being all of the tract of land described in the deed to 7074 Blvd. 26, LLC recorded under Document Number D212262862 of the Real Property Records, Tarrant County, Texas.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 5, 8, 11, 13 of Table A thereof. The fieldwork was completed on September 21st, 2016.

This map or plat was prepared on _____.

CASE # SP 2016-06

<p>JOB #: 16-09-07 DATE: 9-29-2016 REV: DRAFTER: GF</p>	<p>EAGLE SURVEYING</p>	<p>EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009 www.eaglesurveying.com</p>
		<p>PROPERTY ADDRESS 7047 BOULEVARD 26 NORTH RICHLAND HILLS, TX</p>