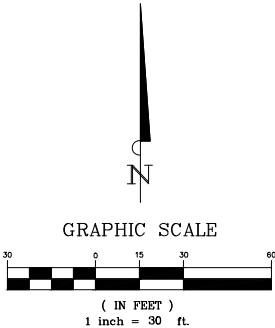


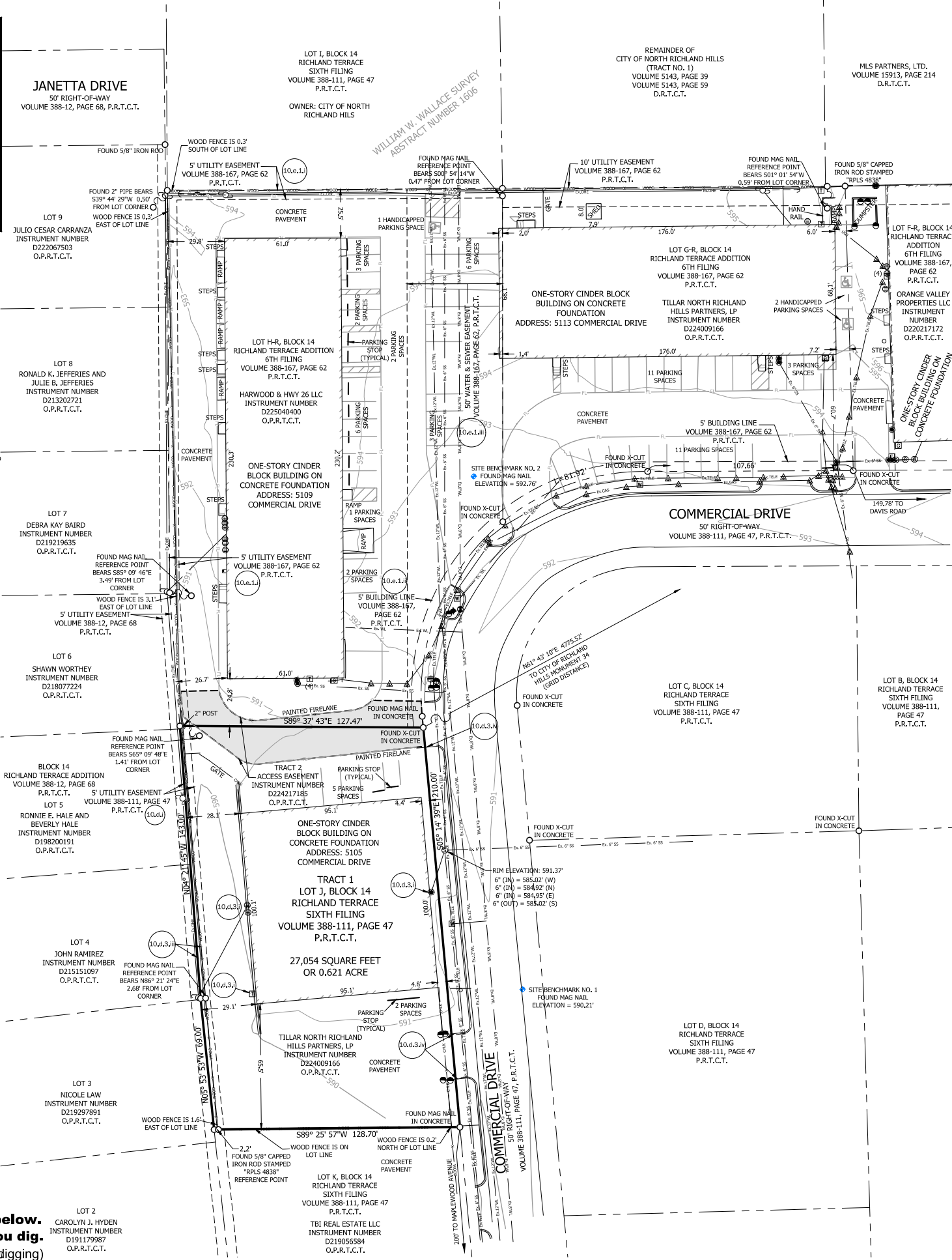
VICINITY MAP
NOT TO SCALE
NORTH RICHLAND HILLS, TEXAS



LEGEND	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
P	PARKING COUNT
⊙	GREASE TRAP
⊙	AIR CONDITIONER UNIT
⊙	UTILITY PIN FLAG
⊙	GAS MANHOLE
⊙	GAS MARKER
⊙	GAS METER
⊙	TRANSFORMER
⊙	ELECTRIC METER
⊙	TELEPHONE RISER
⊙	MAIL BOX
⊙	SIGN
⊙	ELECTRIC RISER
⊙	POWER POLE
⊙	LIGHT
⊙	SANITARY SEWER MANHOLE
⊙	CLEAN-OUT
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER METER
⊙	WATER MANHOLE
⊙	FIRE WATER CONNECTION
⊙	IRRIGATION CONTROL VALVE
⊙	TRAFFIC SIGNAL
⊙	BOLLARD
⊙	GRATE INLET
⊙	STORM MANHOLE
N	NORTH/NORTHING
S	SOUTH/SOUTHING
E	EAST/EASTING
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
FEMA ZONE	
~500'	FEMA BASE FLOOD ELEVATION
⊙	TITLE COMMITMENT ITEM
-x-GAS-	GAS LINE
-x-WL-	WATER LINE
-x-SS-	SEWER LINE
-x-SD-	STORM DRAIN LINE
-x-OHE-	OVERHEAD UTILITY
-x-TEL-	UNDERGROUND TELEPHONE
-x-LUGE-	BURIED ELECTRIC
-x-CATV-	BURIED CABLE LINE
-x-FOC-	BURIED FIBER OPTIC
-GRL-	GUARD RAIL
-CHLK-	CHAIN LINK FENCE
-WIRE-	WIRE FENCE
-WOOD-	WOOD FENCE
-METAL-	METAL FENCE
-IRON-	IRON FENCE
-PIPE-	PIPE RAIL FENCE
-SILT-	SILT FENCE
-GUY-	GUY WIRE



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



LEGAL LAND DESCRIPTION:

TRACT 1:

Lot J, Block 14 of Richland Terrace, 6th Filing, an Addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-111, Page 47 of the Plat Records of Tarrant County, Texas.

TRACT 2:

Non-Exclusive Easement Estate as created in that certain document entitled Declaration of Easements, Covenants and Agreement, executed by Tillar North Richland Hills Partners, LP, a Texas limited partnership, dated December 4, 2024, filed December 4, 2024, recorded in Clerk's File No. D224217185 of the Official Records, Tarrant County, Texas.

BEING the same Real Estate described in a Commitment for Title Insurance by Old Republic National Title Insurance Company, issued April 7, 2025 for GF Number 230120567.

ITEMS CORRESPONDING TO SCHEDULE "B":

10.c. Terms, conditions and stipulations contained in Declaration of Easements, Covenants and Restrictions, executed by Tillar North Richland Hills Partners, LP, a Texas limited partnership, dated December 4, 2024, filed December 4, 2024, recorded in Instrument No. D224217185 of the Official Records of Tarrant County, Texas; **The referenced Access Easement Area is graphically shown on survey.**

10.d. THE FOLLOWING ITEMS ARE FOR TRACT 1:

- The following, all according to plat recorded in Volume 388-111, Page 47, of the Plat Records of Tarrant County, Texas:
 - 5 foot utility easement along the West property line. **Graphically shown on survey.**
 - Terms, conditions and stipulations contained in Oil and Gas Lease between MLS Partners, to SNOW OPERATING COMPANY, INC., dated December 13, 2006, filed February 12, 2007, recorded in Instrument No. D207051679 of the Official Records of Tarrant County, Texas; and as affected by that certain Amendment to Oil and Gas Lease, filed October 8, 2008, recorded in Instrument No. D208386376 of the Official Records of Tarrant County, Texas. **The land described within the referenced document (D207051679) describes the subject property and the land described within the referenced document (D208386376) refers to said D207051679.**
 - The following survey matters shown:
 - Electric meters, cleanout, and telephone riser located on the property; **Graphically shown on survey.**
 - Wood fence lying within utility easement as shown; **Graphically shown on survey.**
 - Portion of property lying between wood fence and West property line; and **Graphically shown on survey.**
 - Protrusion of concrete and curbs on East property line. **Graphically shown on survey.**

10.e. THE FOLLOWING ITEM ARE FOR TRACT 2:

- The following, all according to plat recorded in Volume 388-167, Page 62 of the Plat Records of Tarrant County, Texas:
 - 5 foot utility easement along the West and North property line; **Graphically shown on survey.**
 - 5 foot building line along East property line; and **Graphically shown on survey.**
 - 50 foot water and sewer easement along East property line. **Graphically shown on survey.**

GENERAL NOTES:

- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0205L, dated March 21, 2019. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown herein.
- The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown herein; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
- Existing utilities shown herein are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown herein. Underground electric, gas and telephone lines shown herein are from above ground markings associated with "Texas 811" dig request number 2378485396, 2378485419 and 2378485444.
- All iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823".
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202) and based on the City of North Richland Hills monument system, as referenced to Monument 34. All distances shown herein are surface distances.
- SOURCE BENCHMARK:** City of North Richland Hills Monument 34, located at the Southwest corner of a 10' concrete curb inlet on the West side of Emerald Hills Way, 1000' Northwest of the intersection of Emerald Hills Way and Grapevine Highway, 950' Southeast of the intersection of Emerald Hills Way and Newman Drive.
Elevation = 579.621'
- There are 7 total striped parking spaces within the subject property of which 0 are marked handicapped for Lot J.
- There is no evidence of current earth moving work, building construction or building additions at time of survey.
- According to the Planning and Zoning Department for the City of North Richland Hills (Phone: 817-427-6300), there are no current plans to widen the right-of-way of Commercial Drive.
- The subject properties are currently Zoned C-2 (Commercial) - Per City Zoning Map dated May 6, 2022. **This survey was prepared without the benefit of a Zoning Report.**

SURVEYORS CERTIFICATE TO:

Tillar Partners, LLC, Title Partners, LLC, Old Republic National Title Insurance Company, TT&G Commercial, LLC, a Texas limited liability company, JPMorgan Chase Bank, N.A., Tillar North Richland Hills Partners, LP, Ciera Bank and their affiliated entities, successors and assigns;

I, Michael B. Szurgot, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
The field work was completed on April 3, 2025.

Michael B. Szurgot
4/07/2025

Michael B. Szurgot
Registered Professional Land Surveyor No. 4418
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

REVISED: April 7, 2025 / Updated last revised date on Schedule B survey annotations to April 7, 2025.



PROJECT:
Address: 5105 Commercial Drive
Lot J, Block 14
Richland Terrace, 6th Filing
Being out of the William Wallace Survey, Abstract No. 1606
City of North Richland Hills, Tarrant County, Texas

ALTA/NSPS
LAND
TITLE
SURVEY

PROJECT NO.:
527-25-001
SCALE: 1" = 30'
DRAWN BY: sa
CKD BY: ms
SHEET NUMBER
1 of 1