

SITE INFORMATION

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, FILE NO. 23000220493, WITH AN EFFECTIVE OUT OF DECEMBER 28, 2023 AT 8:00 AT

SCHEDULE A DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 11.515 ACRES MORE OR LESS, SITUATED IN THE E.S. CARDER SURVEY, ABSTRACT NO. 308, TARRANT COLINTY, TEXAS, AND BEING IO 728-1. BLOCK A OF RICHLAND OAS ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COLINTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET A, SLIDE 2430, PLAT RECORDS, TARRANT COLINTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 2R-1, BLOCK A. RICHLAND OAKS ADDITION:

THENCE SOUTH 00 DEGREES 03 MINUTES 59 SECONDS WEST (RECORD SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST) (ALL BEARINGS SHOWN HEREON ARE BASED ON RECORD SOUTH 80 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE WORTH LINE OF 10 TO 72 R AS DESCRIBED IN VOLUME 11407, PAGE 1529 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS) FOR A DISTANCE OF 478 80 FEET (RECORD 478 90 FEET) TO A FOUND PK MAIL FROM WHENCE BEARS A FOUND PK MAIL BEARING SOUTH 43 DEGREES 17 MINUTES 24 SECONDS WEST AT A DISTANCE OF 45 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS WEST (RECORD NORTH 89 DEGREE 34 MINUTES 28 SECONDS WEST) FOR A DISTANCE OF 55.29 FEET (RECORD) TO A FOUND X IN

THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS WEST (RECORD SOUTH 18 DEGREES 21 MINUTES 52 SECONDS WEST) FOR A DISTANCE OF 24.11 FEET (RECORD 24.13 FEET) TO A FOUND X IN CONCRETE:

THENCE NORTH 71 DEGREES 38 MINUTES 06 SECONDS WEST (RECORD NORTH 71 DEGREES 38 MINUTES 08 SECONDS WEST) FOR A DISTANCE OF 35.46 FEET (RECORD) TO A FOUND IN CONCRETE:

THENCE NORTH 89 DEGREES 47 MINUTES 47 SECONDS WEST (RECORD) FOR A DISTANCE OF 102.24 FEET (RECORD 102.25 FEET) TO A SET PK NAIL:

THENCE SOUTH 00 DEGREES 12 MINUTES 17 SECONDS WEST (RECORD) FOR A DISTANCE OF 315.71 FEET TO A FOUND X IN CONCRETE;

THENCE NORTH 80 DEGREES 47 MINUTES 28 SECONDS WEST (RECORD NORTH 80 DEGREES 47 MINUTES 48 SECONDS WEST) FOR A DISTANCE OF 61.00 FEET (RECORD) TO A FOUND 0.8 MINUTES 48 SECONDS WEST) FOR A DISTANCE OF 61.00 FEET (RECORD) TO A FOUND 0.8 SOUTH 45 DEGREES 10 MINUTES 24 SECONDS WEST (RECORD SOUTH 45 DEGREES 12 MINUTES 14 SECONDS WEST (RECORD SOUTH 45 DEGREES 12 MINUTES 15 SECONDS WEST) FOR A CHORD DISTANCE OF 20.40 FEET (RECORD 26.28 FEET) AND WHOSE RADIUS 18.20.00 FEET (RECORD).

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 28 MINUTES 01 SECONDS (RECORD 89 DEGREES 99 MINUTES 95 SECONDS) FOR AN ARC DISTANCE OF 31.58 FEET (RECORD 31.42 FEET) TO A FOUND 36 INCH IRON ROD WITH CAP.

THENCE SOUTH 00 DEGREES 07 MINUTES 41 SECONDS WEST (RECORD SOUTH 00 DEGREES 12 MINUTES 15 SECONDS WEST) FOR A DISTANCE OF 62.44 FEET (RECORD 62.47 FEET) TO A FOUND 5'8 INCH IRON ROD WITH CAP.

THENCE SOUTH 05 DEGREES 48 MINUTES 36 SECONDS EAST (RECORD SOUTH 05 DEGREES 41 MINUTES 40 SECONDS EAST) FOR A DISTANCE OF 67.42 FEET (RECORD 67.38 FEET) TO A FOUND X IN CONCRETE;

THENCE NORTH 57 DEGREES 44 MINUTES 48 SECONDS EAST (RECORD) FOR A DISTANCE OF 20.41 FEET (RECORD) TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE SOUTH 32 DEGREES 08 MINUTES 35 SECONDS EAST (RECORD SOUTH 32 DEGREES 15 MINUTES 12 SECONDS EAST) FOR A DISTANCE OF 28:92 FEET (RECORD 28:79 FEET) TO A FOUND 5'9 INCH IRON ROO WITH CAP:

THENCE SOUTH 63 DEGREES 42 MINUTES 20 SECONDS WEST (RECORD SOUTH 63 DEGREES 38 MINUTES 17 SECONDS WEST) FOR A DISTANCE OF 32.15 FEET (RECORD 32.24 FEET) TO A FOUND 58 INCH IRON ROD WITH CAP:

NCE SOUTH 63 DEGREES 04 MINUTES 45 SECONDS WEST (RECORD) ALONG THE RTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 121 FOR A DISTANCE OF 27.95 T TO A SET X IN CONCRETE;

THENCE SOUTH 66 DEGREES 38 MINUTES 00 SECONDS WEST (RECORD) ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 11.27 FEET (RECORD) TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED COLLINS PLS 5/32;

THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN NORTH 07 DEGREES 39 MINUTES 39 SECONDS WEST (RECORD) FOR A DISTANCE OF 140.51 FEET (RECORD) TO A FOUND X IN CONCRETE;

THENCE SOUTH 70 DEGREES 12 MINUTES 33 SECONDS WEST (RECORD SOUTH 70 DEGREES 15 MINUTES 02 SECONDS WEST) FOR A DISTANCE OF 77.20 FEET (RECORD 77.22 FEET) TO A SOUTH 41 DEGREES 44 MINUTES 41 SECONDS WEST (RECORD SOUTH 80 DEGREES 35 MINUTES 03 SECONDS WEST) OF A CHORD DISTANCE OF 12.39 FEET, (RECORD 12.36 FEET) WHOSE RADIUS IS 35.00 FEET RECORD);

THENCE NORTH 89 DEGREES 25 MINUTES 01 SECONDS WEST (RECORD) FOR A DISTANCE OF 86.42 FEET (RECORD) TO A SET 58 INCH IRON ROD WITH CAP STAMPED COLLINS PLS 5032 THENCE NORTH 00 DEGREES 12 MINUTES 15 SECONDS EAST (RECORD) FOR A DISTANCE OF 184.91 FEET (RECORD) TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 89 DEGREES 49 MINUTES 33 SECONDS WEST (RECORD NORTH 89 DEGREES 36 MINUTES 52 SECONDS WEST) FOR A DISTANCE OF 120.59 FEET (RECORD 120.71 FEET) TO A FOUND 88 INCH IRON ROD WITH CAP:

THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST (RECORD NORTH 00 DEGREES 12 MINUTES 15 SECONDS EAST) FOR A DISTANCE OF 832.25 FEET (RECORD 832.04 FEET) TO A FOUND 12 INCH IRON ROO;

THENCE SOUTH 88 DEGREES 39 MINUTES 09 SECONDS EAST (RECORD SOUTH 88 DEGREES 42 MINUTES 94 SECONDS EAST) FOR A DISTANCE OF 120.30 FEET (RECORD 120.23 FEET) TO A FOUND 1/2 INCH IRON ROD.

THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST (RECORD) FOR A DISTANCE OF 518.42 FEET (RECORD) TO THE POINT OF BEGINNING; CONTAINING 501,578 SQUARE FEET OR 11.515 ACRES, MORE OR LESS.

PARKING INFORMATION

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" & "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4493020208, WHICH BEARS AN EFFECTIVE DATE OF 032/12019 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF "A1-A30" ZONES.

ZONE X*- AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X*- IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS.

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS NOO" 19"13"W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE NAD83. LATITUDE ~ 32" 50"16.115"2" LONGITUDE = -97°11'54.2602" CONVERGENCE ANGLE = 00°42'35.58"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF SURVEY.

ZONING INFORMATION

	"C-2" - CO	MMERCIAL	
ITEM	REQUIRED	OBSERVED	ZOMING PROVIDED BY BEWS AS SOCIATES, P.A. CONTACT, ZOMING@BLEW. ZOMING GOB. 34-650,0M ZOMING GOB. 34-650,0M ZOMING GOB. 34-650,0M ZOMING HOST. 1) BECAMES HERSE MAY BY APPLICABLE ZOMING CODE REFER YOU TO THE MINIO POLYZOMING LAWS AND ZOMING MODES. 1, FER YOU FER AS SETBA OR 89.85. 1, FER YOU FER AS SETBA OR 89.85. 1, FER YOU FER AS SETBA OR 89.85. 1, FER YOU FER AS SETBA OR 80.85. 1, FER YOU FER AS SETBA ONE SERVICE WHERE WERE IN MOME REQUIRED WHERE IN ADJACENT TO RESIDENTIA ZOMES
PERMITTED USE	RETAIL	RETAIL	
MIN. SETBACKS FRONT	25'	428.0"	
MIN. SETBACKS SIDE	SEE NOTE 3	0.0'	
MIN. SETBACKS STREET SIDE	15'	N/A	
MIN. SETBACKS REAR	35'	59.9'	
MAX. BUILDING HEIGHT	SEE NOTE 2	32.6'±	
MIN. LOT AREA	NO MINIMUM REQUIREMENT	501,448± SQ.FT	
MIN. LOT WIDTH	50'	39.9'	
MAX. BLDG COVERAGE	50% OR 250,744 SQUARE FEET	27%±	
PARKING REGULAR	NOT NOTED	707	
PARKING HANDICAP	NOT NOTED	18	
PARKING TOTAL	549	725	

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PARKING INFORMATION:

ALTA/NSPS LAND TITLE SURVEY

8651 AIRPORT FREEWAY NORTH RICHLANDS HILLS, TARRANT COUNTY, TEXAS 76180

NOTES CORRESPONDING TO SCHEDULE B

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMZED BELOW (ME MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): A THOSE RECORDED INJUNDER VOLUME 10484, PAGE 2175, CORRECTED INJUNDER VOLUME 10493, PAGE 1126. OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND MACINDED INJUNDER VOLUME 12086, PAGE 1128. VOLUME 10913, PAGE 1328. AND VOLUME 12088, PAGE 1800. OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, DEASED ON RACE COLOR RELIGION, SEX, HANDICAP, FAMILIAIS, STATUS OR ANTONIAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COMENNATION OF THE ORIGINAL ORIGIN DECENOR OF THE EXTENT THAT THE COMENNATION OF THE ORIGINAL ORIGIN

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE

B. ALL BUILDING SET BACK LINES AS SHOWN BY PLAT RECORDED INVUNDER CABINET A, SLIDE 2430, OF THE MAPPPLAT RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)

C. EASEMENTS AS SHOWN ON PLAT RECORDED INJUNDER <u>CABINET A</u>, <u>SLIDE 2430</u>, OF THE MAPPLAT RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)

D. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN RICHLAND HILLS RIDING CLUB AND TEXAS ELECTRIC SERVICE COMPANY, BY INSTRUMENT DATED JULY 19 1966, FLEED JULY 17, 1956, RECORDED INVUNDER VOLUME 3012, PAGE 100 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

(NO LONGER AFFECTS, RABNOOMED PER CABINET, A SLIDE 2430)

E. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN BAEN-BEECER INC. AND TEXAS ELECTRIC SERVICE COMPANY, BY INSTRUMENT DATE DISCOVERY OF 1979, FILED ANAMARY 28, 1989, RECORDED INVINDER VOLUME 579, PAGE 1110, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

(DOES NOT AFFECT, APPEARS TO FALL SOUTHEAST OF THE SUBJECT PROPERTY)

F. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN DARRELL R. LESTER, TRUSTEE FOR INEH JOINT VENTURE AND EDGAR OUTDOOR ADVERTISING CO., BY INSTRUMENT DATED FEBRUARY 21, 1986, FILED FEBRUARY 28, 1986, RECORDED INVUNDER VOLUME 4471, PAGE 2037, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

(DOES NOT AFFECT, APPEARS TO FALL SOUTHEAST OF THE SUBJECT PROPERTY)

G. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE
MEMBERSHIP WAREHOUSE, INC. AND THE CITY OF NORTH RICHLAND HILLS. BY
NSTRUMENT DATED APRIL 22 1992, RIED APRIL 27, 1992, RECOMED INVINDER
VOLUME 10613, PAGE 18

H. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE
MEMBERSHIP WAREHOUSE, INC. AND THE CITY OF NORTH RICHLAND HILLS, BY
INSTRUMENT DATED APRIL 22. 1992, RED DAPRIL 27, 1992, RECORDED INJUNDER
VOLUME 10813, PAGE 133. OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.
(AFFECTS, PLOTED AS SHOWN).

I. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC., AND TEXAS UTILITIES ELECTRIC COMPANY, BY INSTRUMENT FILED JULY 07, 1992, RECORDED INVINIOPER VOLUME 16833, PAGE 573. OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (AFFECTS, LOTTED AS SHOWN).

J. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND LONE STAR GAS COMPANY, BY INSTRUM DATED JUNE 22, 1992, FILED JUNE 24, 1992, RECONDED INVIDER YOLUME 106 PAGE 432, OF THE DEED

K. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND TEXAS UTILITIES ELECTRIC COMPANY, BY INSTRUMENT FILED SEPTEMBER 23, 1992, RECORDED INVUIDER VOLUME 10784, PAGE 683. OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS. APPOXIMATE LOCATION PLOTTED AS SHOWN)

L EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE AND THE CITY OF NORTH RICHLAND HILLS, BY INSTRUMENT DATEO NOVEMBER 70, 1992, FILED DECEMBER 04, 1992, RECORD INVANOER VOLUME 10985, PAGE 1527, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN UNDER CABINET A, SLIDE 2430, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

(AFFECTS, PLOTT BACS SHOW)

M. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN PACE MEMBERSHIP WAREHOUSE, INC. AND MARVIN D. SNOOGRASS, ET AL. BY INSTRUMENT DATED AVIGUST 14, 1995, FILED SEPTEMBER 01, 1995, RECORDED INVUNDER VOLUME 12086, PAGE 1840, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. **∞**

N. BASEMENT, TROHT OF NAY AND/OR AGREEMENT BY AND RETIVEEN HERMAN J. SMITH AND IMPROVED SENDORARS, ET AL. RECORDED INVADER VOLUME 16884, PAGE 2135 OF THE DEED PRECORDS OF TARRANT COUNTY. TEXAS, AS AFFECTED BY RELEASE AND SUBSTITUTION OF EASEMENT RECORDED INVADER VOLUME 10206, PAGE 1834, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, (NO LONGER AFFECTS, APPEARS TO BE ABANDONED PER VOLUME 12086, PAGE 1834) 0

O. ALL TERMS. CONDITIONS. AND STIPULATIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED INVINDER VOLUME 10873, PAGE 1328, AND AMENIMENT RECORDED INVINDER VOLUME 12086, PAGE 1880, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. P. ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CEPTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED ININIDER VOLUME 1048, PAGE 2178. AMENDED AND CORRECTED INVINDER VOLUME 10515, PAGE 118 AND VOLUME 10615, PAGE 1184, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)

Q. ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN COMMON FOOTING AGREEMENT, RECORDED INVINDER VOLUME 10705, PAGE 1277, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, PLOTTED AS SHOWN)

R. ALL TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN SIGN EASEMENT AGREEMENT RECORDED INJUNDER VOLUME 13758, PAGE 181, OF THE DEED RECORDS OF TARRANT COUNTY, IZAXS.
(AFFECTS, PLOTTED AS SHOWN)

S. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED INJUNDER COUNTY CLERK'S FILE NO. D202022247 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. (AFFECTS, APPROXIMATE LOCATION PLOTTED AS SHOWN)

T. OIL, GAS AND MINERAL LEASE RECORDED SEPTEMBER 02, 2011, RECORDED NDER COUNTY <u>CLERK'S FILE NO. D211213715</u>, OF THE OFFICIAL PUBLIC ORDS OF TARRANT COUNTY, TEXAS IN FAVOR OF CHESAPEAKE EXPLORATION

INUMDER COUNTY CLERK'S FILE NO. D211213715, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, YEARS IN FAVOR OF CHESAPEAR EXPLORATION LLC.

(ITTLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION) AS AFFECTED BY DECLARATION OF POOLED UNIT RECORDED INVINDER COUNTY CLERK'S FILE NO. D21120030; OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
AS AFFECTED BY DECLARATION OF PUBLIC RECORDED MONDER COUNTY CLERK'S FILE NO. D21140030; OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
AS AFFECTED BY CORPRECTED IN INSTRUMENT RECORDED INVINDER COUNTY CLERK'S FILE NO. D211400322 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

UTILITY INFORMATION

BEFORE DIGGING. DIG TICKET NUMBER: 2454098638

EXPLORER PIPELINE COMPANY

SEE SHEET 2 OF 5 FOR **BOUNDARY DETAIL**

SEE SHEET 3-5 OF 5 FOR SURVEY DEPICTION

GENERAL NOTES SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

VICINITY MAP

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- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS
- IN REGARD TO ALTAINSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS FEBRUARY 23RD, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BEDFORD EULESS ROAD AND STRUMMER DRIVE, WHICH IS APPROXIMATELY 1300' FROM THE SOUTHERN MOST SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BEDFORD EULESS ROAD (F.K.A. STATE HIGHWAY NO. 121), BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY) THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-IL EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF SOLUDIABLES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE SCHEDIT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENT IN ONLY INTENDED TO MICRATE THAT THE SURVEY OF THE SURVEY OF THE SUBJECT OF THE SUBJECT OF THE SURVEY OF THE SURVEY.

13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM TARRANT COUNTY GIS

THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

IN REGARD TO ALTAMSPS TABLE A ITEM 10, VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED ALONG THE WEST LINE OF THE SUBJECT PROPERTY AT THE TIME THE FIELD SURVEY WAS PERFORMED, AND AS DESCRIBED IN THE COMMON FOOTING AGREEMENT, RECORDED AS VOLUME 10705, PAGE 1277, AND ARE SHOWN HEREON.

IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POSI PROCESSING WITH ORIGINATING BENCHMARK STATION 427 BENGA A NORTH RICHARD HILLS VERTICAL CONTROL. STATION VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD8) IN US SURVEY FEET. CONTOURS SHOWN ARE FOOT INTERVALS. PUBLISHED ELEVATION, 573 788' PUBLISHED ELEVATION, 573 789' PUBLISHED ELEVATION, 573 789' CONTROL STATION OF THE PUBLISHED ELEVATION, 573 789' CONTROL STATION OF THE PUBLISHED ELEVATION, 573 789' CONTROL STATION OF THE PUBLISHED SERVICE OF THE PUBLISH SERVIC

A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW & ASSOCIATES ON 02-21-2024

SURVEYOR'S CERTIFICATE

TO: FEDERMAN STEIFMAN LLP AND THE TRACK HOLDINGS, LLC; & STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SUPFIEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2013 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT ANNSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NIPS, AND INCLUDES ITEMES 2, 3, 4, 6, 7, 78, 17, Cs. 9, 9, 10, 11A, 11B, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS

PRELIMINARY



1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051 EMAIL: SURVEY@BLEWINC.COM OFFICE: 817-591-7720 FAX: 479.582.1883 WWW.BLEWINC.COM

Surveying Engineering

Mapping

SURVEY DRAWN BY K.J.D. - 02/27/2024 SURVEYOR JOB NUMBER 24-0650 SURVEY REVIEWED BY: SHEET:

DATE ADDED ZONING INFORMATION 02/29/2024 K.J.D. CLIENT COMMENTS