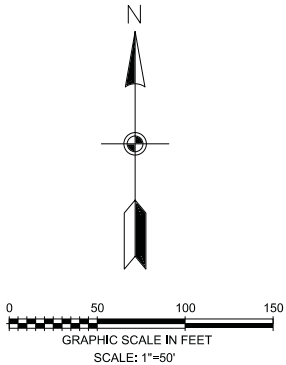


VICINITY MAP
N.T.S.

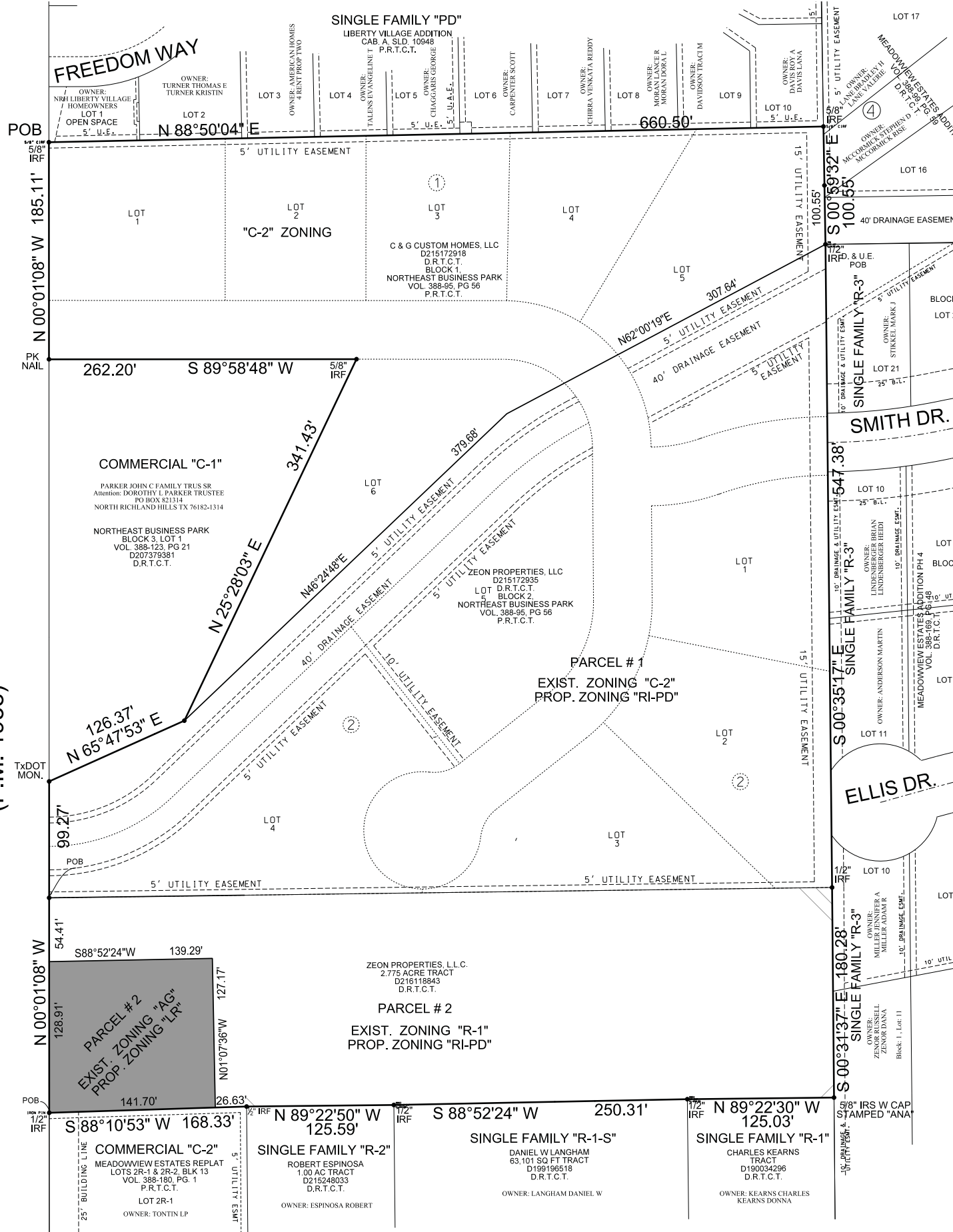
NOTES:

1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA".
4. THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY.
5. Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.

By graphic scale a portion of the subject property appears to lie in Zone AE shaded (Area determined to be inside the 100-Year Floodway) the rest of the property appears to lie in Zone X, not shaded, (area determined to be outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. , Eff September 25, 2009.



DAVIS BLVD.
(F.M. 1938)



REAL PROPERTY DESCRIPTION

PARCEL 2:

BEING 0.413 ACRE PARCEL OF LAND LOCATED IN THE STEPHEN RICHARDSON SURVEY, ABSTRACT NO. 1266, TARRANT COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CALLED 2.775 ACRE IN DEED TO ZEON PROPERTIES, L.L.C., AS RECORDED IN DOCUMENTS NUMBER D216118843, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2R-1, BLOCK 13, MEADOWVIEW ESTATES, AS RECORDED IN VOLUME 388-180, PAGE 1, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID 2.775 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF DAVIS BOULEVARD F. M. 1938 (120' RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES, 01 MINUTES, 08 SECONDS WEST, 128.91 FEET;

THENCE NORTH 88 DEGREES, 52 MINUTES, 24 SECONDS WEST, 139.29 FEET;

THENCE SOUTH 00 DEGREES, 07 MINUTES, 36 SECONDS WEST, 127.17 FEET TO THE SOUTH LINE OF SAID 2.775 ACRE TRACT;

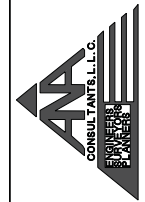
THENCE SOUTH 88 DEGREES, 10 MINUTES, 53 SECONDS WEST, 141.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,985 SQUARE FEET OR 0.413 ACRES OF LAND, MORE OR LESS

ZONING EXHIBIT
ST JOSEPH ESTATES
EXIST. ZONING "AG"
PROP. ZONING "LR"
LOTS 16 BLOCK 1
BEING 0.413 ACRES OF LAND

1 NONRESIDENTIAL LOTS
IN THE STEPHEN RICHARDSON SURVEY
ABSTRACT NO. 1266,
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS.

ZONING EXHIBIT
ST JOSEPH ESTATES

5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
FAX: (817) 335-9955



SHEET 1 OF 1

CASE ZC 2016-09

PREPARED SEPTEMBER 2016

A.N.A. JOB NUMBER 150300