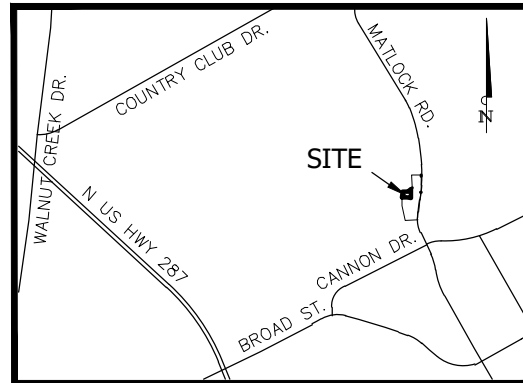




**Know what's below.  
Call before you dig.**  
(@ least 48 hours prior to digging)



**VICINITY MAP**  
NOT TO SCALE  
MANSFIELD, TEXAS



SCALE: 1" = 40'  
0' 20' 40'

**LEGAL LAND DESCRIPTION:**

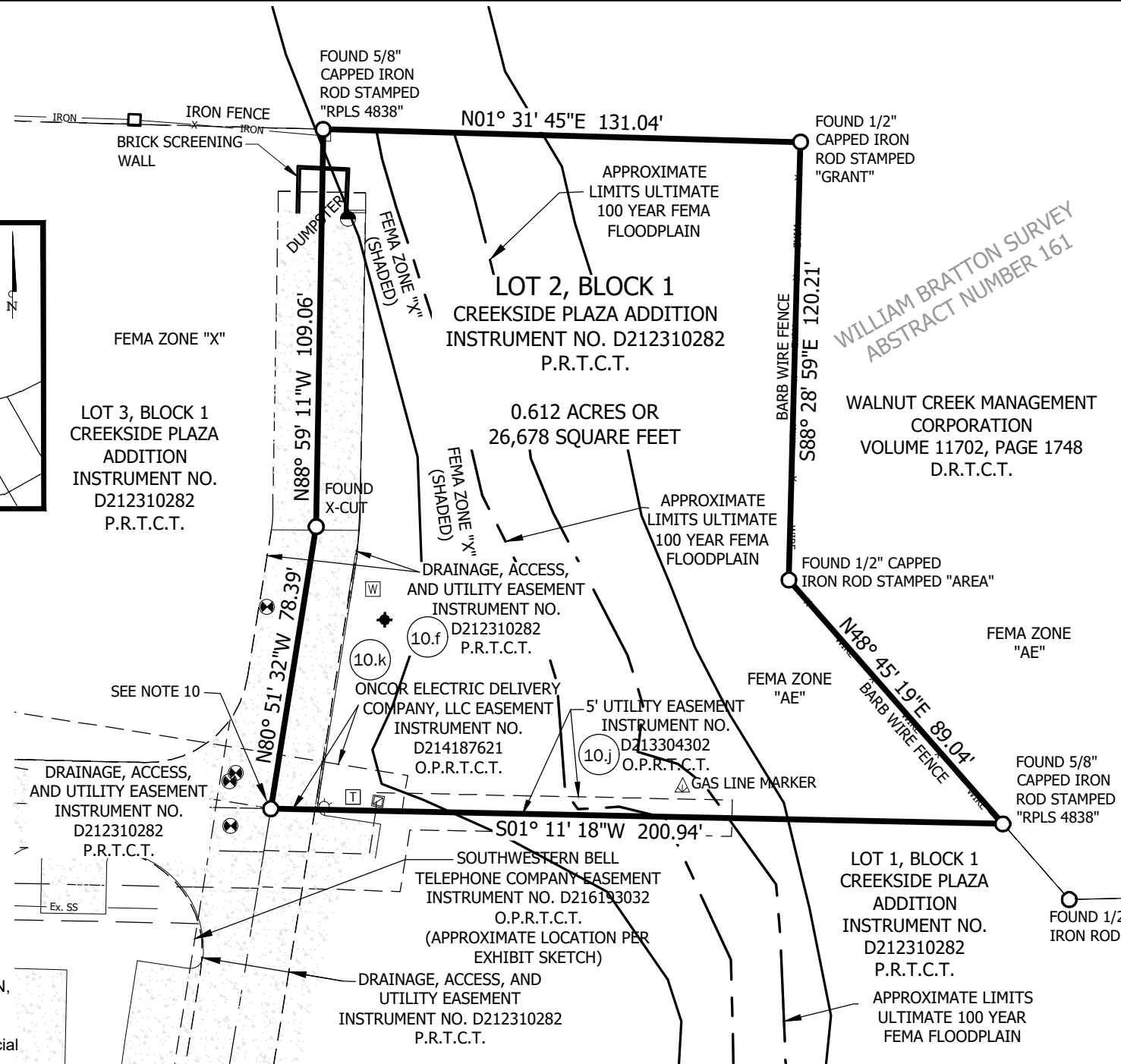
Lot 2, Block 1, CREEKSIDE PLAZA ADDITION, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Map or Plat recorded in Clerk's File No. D212310282, Official Public Records of Tarrant County, Texas.

**LEGEND**

D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS		
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS		
●	BOLLARD	◆	FIRE HYDRANT
⊠	TRANSFORMER	⊙	WATER VALVE
☆	LIGHT POLE	⊞	WATER METER
⊞	TELEPHONE PEDESTAL		
- WIRE -	WIRE FENCE		

Project No. 128-22-002 Date: 9/12/2022 Page 1 of 1 Checked By: MD2

**CATEGORY 1A, CONDITION 2  
LAND TITLE SURVEY**  
1031 MATLOCK ROAD  
LOT 2, BLOCK 1, CREEKSIDE PLAZA ADDITION  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



**SURVEYORS CERTIFICATE TO:**

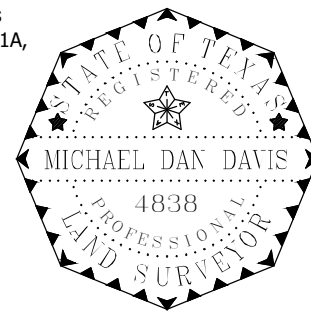
Oak #9 Partners, LP, a Texas limited partnership, First National Title Insurance Company, PlainCapital Bank, Varrichio Properties, LLC, and their heirs and assigns:

I, Michael Dan Davis, 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 and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

The field work was completed on September 12, 2022.

*[Signature]* 09/14/22

Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823



BEING the same Real Estate described in a Commitment for Title Insurance by First National Title Insurance Company, issued September 2, 2022 for File Number 22-699822-FC

**ITEMS CORRESPONDING TO SCHEDULE "B":**

10.f. The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Clerk's File No. D212310282, Map or Plat Records, Tarrant County, Texas.

Drainage, access and utility easement over the south lot line. Graphically shown on survey.

10.g. The terms, provisions, easements, covenants, restrictions and lien for assessments as shown in Restrictions recorded in Clerk's File Nos. D212310279, D213000539, D214025638, D214234471, and D218080232, Real Property Records, Tarrant County, Texas. **The referenced documents are blanket in nature and encompass the subject property.**

10.h. Easement created in instrument executed by Simon Cannon and Ruby Cannon to Texas Electric Service Company, dated March 18, 1966, filed June 22, 1966, recorded in Volume 4230, Page 519, Deed Records, Tarrant County, Texas. **The referenced easement is offsite and located South of the subject property.**

10.i. Reservation of a utility easement over the subject property as set out in the instrument recorded in Volume 3603, Page 319, and Volume 4466, Page 339, Deed Records, Tarrant County, Texas. **The referenced easement is blanket in nature and encompasses the subject property.**

10.j. Terms, conditions and provision of a Declaration of Utility Easement, dated November 27, 2013, filed November 27, 2013, recorded in Clerk's File No. D213304302, Real Property Records, Tarrant County, Texas. **Graphically shown on survey.**

10.k. Easement created in instrument executed by Creekside Partners, LLC to Oncon Electric Delivery Company, LLC, dated June 13, 2014, filed August 27, 2014, recorded in Clerk's File No. D214187621, Real Property Records, Tarrant County, Texas. **Graphically shown on survey.**

10.l. Terms, conditions, provisions, and obligations contained in Sign Easement Agreement, dated April 13, 2018, filed May 15, 2018, recorded in Clerk's File No. D218104079, Real Property Records, Tarrant County, Texas. **The referenced Sign Easement is located off-site and Southeast of the subject property.**

10.m. Easement created in instrument executed by Oak #9 Partners, LP, a Texas limited partnership to Southwestern Bell telephone Company d/b/a AT&T Texas, dated August 19, 2016, filed August 23, 2016, recorded in Clerk's File No. D216193031, Real Property Records, Tarrant County, Texas. **The referenced easement is a blanket type easement and describes the subject property.**

10.n. Interest in and to all coal, lignite, oil, gas ad other minerals, and all rights incident thereto, as contained in the instrument recorded in Volume 3644, Page 141, Deed Records, Tarrant County, Texas. **The referenced document is located offsite and east of subject property.**

10.o. Terms, conditions and provisions of the unrecorded lease agreement as evidenced by Memorandum of Oil, Gas and Mineral Lease executed by Charles Ryan Dodson and Jessica Dodson to XTO Energy Inc., dated August 13, 2008, filed August 25, 2008, recorded in Clerk's File No. D208332688, Real Property Records, Tarrant County, Texas. **The referenced document is blanket in nature and encompasses the subject property.**

10.p. Mineral Deed executed by Oak #9 Partners, LP to Meehan Ladd Ventures, LP, dated March 26, 2008, filed May 12, 2008, recorded in Clerk's File No. D208174135, Real Property Records, Tarrant County, Texas. **The referenced document is blanket in nature and encompasses the subject property.**

10.q. Mineral Deed executed by Oak #9 Partners, LP to Kenneth F. Wimberly, dated March 26, 2008, filed May 12, 2008, recorded in Clerk's File No. D208174136, Real Property Records, Tarrant County, Texas. **The referenced document is blanket in nature and encompasses the subject property.**

10.r. Mineral Deed executed by Oak #9 Partners, LP to DSO Holdings, LP, dated March 26, 2008, filed May 12, 2008, recorded in Clerk's File No. D208174137, Real Property Records, Tarrant County, Texas. **The referenced document is blanket in nature and encompasses the subject property.**

10.s. Mineral Deed executed by Oak #9 Partners, LP to Charles R. Dodson, dated March 26, 2008, filed May 12, 2008, recorded in Clerk's File No. D208174138, Real Property Records, Tarrant County, Texas. **The referenced document is blanket in nature and encompasses the subject property.**

**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. 48439C0480K, dated September 25, 2009. The property appears to lie within Zone "X" defined as "Areas determined to be outside the 0.2% annual chance floodplain," and Zone "X" (Shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood," and Zone "AE" as defined by "Base Flood Elevations determined," as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency (FEMA).
- 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 hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon: nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.
- 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 hereon; 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 hereon.
- Existing utilities shown hereon are from above ground visible features only.
- All found monuments shown hereon are deemed to be controlling monuments.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Property corner was established as the center point of a sanitary sewer manhole.

