

11775 FARM TO MARKET ROAD 156, BEING A 10.388 ACRE TRACT OF LAND SITUATED IN THE HENRY ROBERTSON SURVEY, ACST. NO. 1259, CITY OF HASLET, TARRANT COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT DESCRIBED BY DEED TO D.C. PIERCE AND WIFE, THEMA L. PIERCE, AS RECORDED IN VOL. 8161, PG. 1888, DEEDED TO TARRANT COUNTY, TEXAS (DRICT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE UNDISENGAGED SOCIETY HEREDY CERTIFY TO WILSONS CHURCH, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TRINITY TITLE OF TEXAS, LLC, THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAP/AREAS OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED HIGHWAY.

AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 4843C00051. PRESENT EFFECTIVE DATE OF MAP MARCH 21, 2019. AND MAP PANEL NO. 4843C0005K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009 HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

1.) THE BASIS OF BEARING FOR THIS SURVEY BEING STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE (4202) AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH RTK COOPERATIVE NETWORK. REFERENCE FRAME IS

MADRID 30/06/2020

1. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE SUITSANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER, IF ANY, LISTED HEREON, AS OF THIS DATE, ALL ENCUMBRANCES, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/ITL CLIENTS LISTED HEREON, B & S SURVEYING, INC MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL INFORMATION.

2. BEFORE STARTING ANY CONSTRUCTION, CALL DIGESTS TO LOCATE ANY POSSIBLE UNDERGROUND LINES.

3. "CALL 811 BEFORE YOU DIG ITS THE LAW."

4. THE EXISTING UTILITIES DERIVED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND UTILITIES, AND NOT ON ANY RECORDS OR PLANS.

5. B & S SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR ANY DAMAGE BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

THENCE NORTH 00 DEGREES 08 MINUTES 26 SECONDS WEST, WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID LOT 2, A DISTANCE OF 448.97 FEET TO THE POINT OF BEGINNING, CONTAINING 10.588 ACRES OR 461,202 SQUARE FEET OF LAND, PLUS OR MINUS.

[illegible]

CM = CONTROLLING MOVEMENT	CM = CONTROLLING MOVEMENT
CP = FOUND MON. (AS DESCRIBED)	CP = FOUND MON. (AS DESCRIBED)
IPFIS = IN-ROW ROD FOUND (SET)	IPFIS = IN-ROW ROD FOUND (SET)
IRFIS = IN-ROW ROD FOUND (SET)	IRFIS = IN-ROW ROD FOUND (SET)
TBM = ITEM/DRAWY BECHMARK	TBM = ITEM/DRAWY BECHMARK
P.O.B. = POINT OF BEGINNING	P.O.B. = POINT OF BEGINNING
EM = ELECTRIC METER	EM = ELECTRIC METER
EMH = ELECTRIC MANHOLE	EMH = ELECTRIC MANHOLE
GS = GAS VALVE	GS = GAS VALVE
GV = GAS VALVE	GV = GAS VALVE
GWS = GAS WARNING SIGN	GWS = GAS WARNING SIGN
SGM = STORM DRAIN MANHOLE	SGM = STORM DRAIN MANHOLE
SSM = SANITARY SEWER MANHOLE	SSM = SANITARY SEWER MANHOLE
SSSC = SANITARY SEWER CLEANOUT	SSSC = SANITARY SEWER CLEANOUT
FH = FIRE HYDRANT	FH = FIRE HYDRANT
CMH = CORRELATED METAL PIPE	CMH = CORRELATED METAL PIPE
WMH = WATER MANHOLE	WMH = WATER MANHOLE
WH = WATER VALVE	WH = WATER VALVE
EW = ELECTRIC MANHOLE	EW = ELECTRIC MANHOLE
"B&D" = RED CAP STAMPED	"B&D" = RED CAP STAMPED
"B&D SURVEYING" =	"B&D SURVEYING" =
"D&A" = YELLOW CAP STAMPED	"D&A" = YELLOW CAP STAMPED
"D&A" =	"D&A" =
DTRC = DEED RECORDS TARRANT	DTRC = DEED RECORDS TARRANT
COUNTY TEXAS	COUNTY TEXAS
ORC = ORIGINAL PROPERTY	ORC = ORIGINAL PROPERTY
RECORDS TARRANT COUNTY TEXAS	RECORDS TARRANT COUNTY TEXAS
PRC = PROPERTY RECORDS	PRC = PROPERTY RECORDS
TARRANT COUNTY TEXAS	TARRANT COUNTY TEXAS



A circular dial with a blue border is divided into four quadrants by a vertical and a horizontal line. The quadrants are labeled with orange letters: 'B' in the top-right, 'D' in the bottom-right, 'I' in the bottom-left, and 'S' in the top-left. A green arrow with a black outline points from the left towards the center, specifically pointing at the 'S' quadrant. The arrow has a green body and a black tip.

STATE OF TEXAS
COUNTY OF DALLAS
MICHAEL R. DOWME
5517
LAND PROSPECTOR
LAND SURVEYOR
PROSPECTOR
Michael R. Dowme
FIELD SURVEY DATE: 10/20/10
THIS SURVEY IS DONE IN ACCORDANCE WITH THE
ORIGINAL SIGNED HAWARD CORP. COPIES

TRINITY TITLE OF TEXAS
560 N. Kimball Ave., Suite 140
Southlake, Texas 76092
PHONE: 817-410-4012
FAX: 817-410-4071

**BEING 10.588 ACRES OR 461,202 SQ. FT.
TRACT OF LAND SITUATED IN THE
HENRY ROBERTSON SURVEY, ABST. NO.
1259, IN THE CITY OF HASLET, TARRANT
COUNTY, TEXAS**