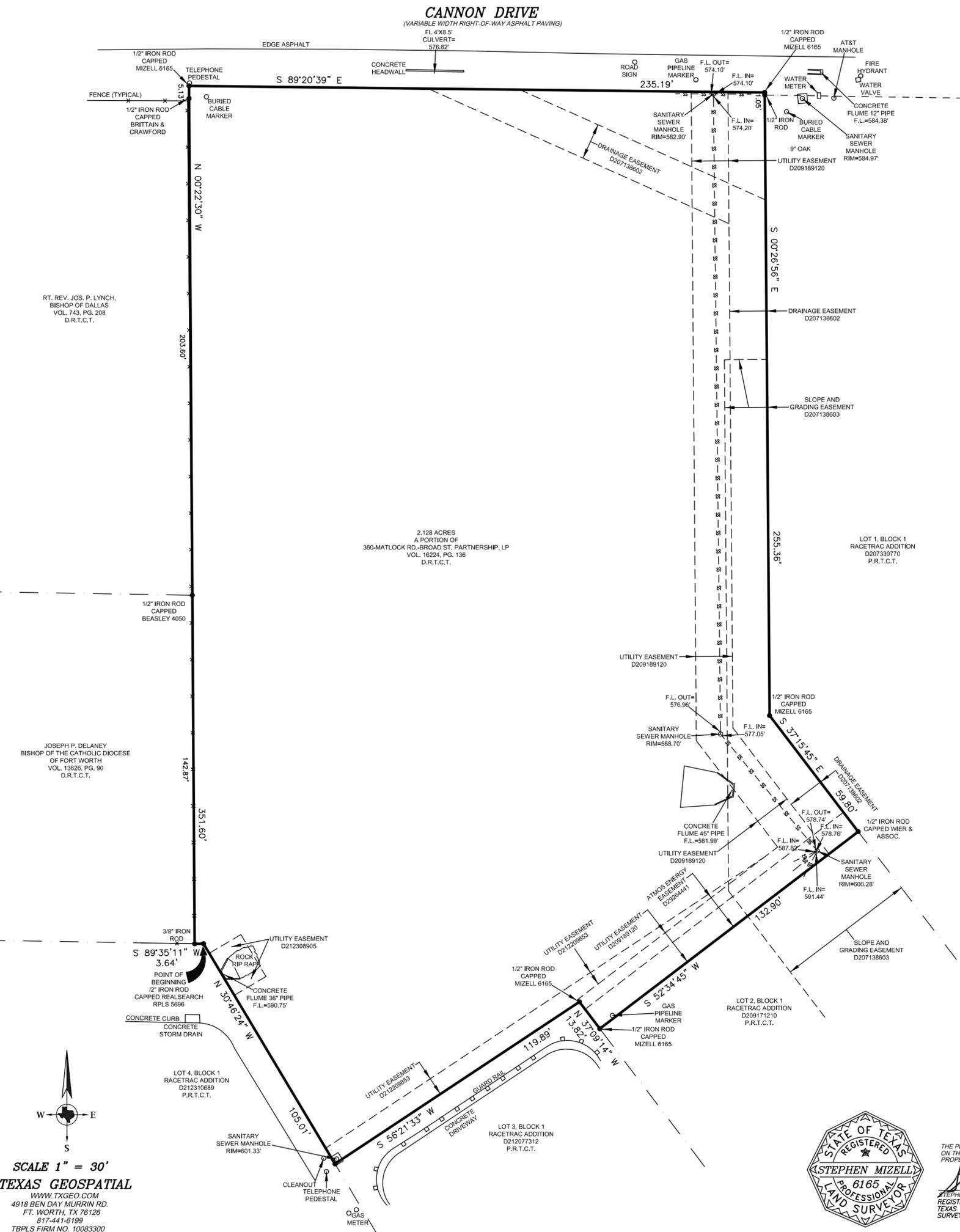


Survey Plat
2.128 acres situated in the
JACOB BLACK SURVEY, Abst. No. 126,
City of Mansfield, Tarrant County, Texas.



FIELD NOTES:

2.128 acres situated in the JACOB BLACK SURVEY, Abst. No. 126, City of Mansfield, Tarrant County, Texas, being a portion of the tract described in deed to 360-Matlock Rd.-Broad St. Partnership, LP by deed recorded in Volume 16224, Page 136, Deed Records, Tarrant County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped Realsearch RPLS 5696, the northeast corner of Lot 4, Block 1, RACETRAC ADDITION, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Document Number D212310689, Plat Records, Tarrant County, Texas;

THENCE S 89°35'11" W, along the north line of said Lot 4, 3.64 feet to a 3/8" iron rod in the north line of said Lot 4, the southeast corner of the tract described in deed to Joseph P. Delaney, Bishop of the Catholic Diocese of Fort Worth by deed recorded in Volume 13626, Page 90, Deed Records, Tarrant County, Texas;

THENCE N 00°22'30" W, along the east line of said Delaney tract, at 142.87 feet passing a 1/2" iron rod capped Beasley 4050 for the northeast corner of said Delaney tract, continuing, at 346.47 feet, passing a 1/2" iron rod capped Brittain & Crawford, continuing, in all, a distance of 351.60 feet to a 1/2" iron rod capped MIZELL 6165 for the most northerly northwest corner of said 360-Matlock Rd.-Broad St. Partnership, LP tract;

THENCE S 89°20'39" E, along the north line of said 360-Matlock Rd.-Broad St. Partnership, LP tract, 235.19 feet to a 1/2" iron rod capped MIZELL 6165 for the northeast corner of the herein described tract;

THENCE S 00°26'56" E, at 1.05 feet passing a 1/2" iron rod for the northwest corner of Lot 1, Block 1, RACETRAC ADDITION, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Document Number D207339770, Plat Records, Tarrant County, Texas, continuing along the west line of said Lot 1, in all, a distance of 255.36 feet to a 1/2" iron rod capped MIZELL 6165 in the west line of said Lot 1;

THENCE S 37°15'45" E, along the west line of said Lot 1, 59.80 feet to a 1/2" iron rod capped Wier & Assoc., the northernmost corner of Lot 2, Block 1, RACETRAC ADDITION, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Document Number D209171210, Plat Records, Tarrant County, Texas;

THENCE S 52°34'45" W, along the north line of said Lot 2, 132.90 feet to a 1/2" iron rod capped MIZELL 6165 for the westernmost corner of said Lot 2, in the northeast line of Lot 3, Block 1, RACETRAC ADDITION, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Document Number D212077312, Plat Records, Tarrant County, Texas;

THENCE N 37°09'14" W, along the northeast line of said Lot 3, 13.82 feet to a 1/2" iron rod capped MIZELL 6165 for the northernmost corner of said Lot 3;

THENCE S 56°21'33" W, along the northwest line of said Lot 3, 119.89 feet to the westernmost corner of said Lot 3, in the east line of said Lot 4;

THENCE N 30°46'24" W, along the east line of said Lot 4, 105.01 feet to the POINT OF BEGINNING and containing 2.128 acres of land.

NOTES:

- BEARINGS CORRELATED TO TEXAS STATE PLANE NAD 83 GRID DATA TEXAS NORTH CENTRAL ZONE 4202 N 00°22'30" W ALONG WEST LINE OF SITE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48439C0480K DATED SEPTEMBER 25, 2009, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
- SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.
- UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 AND THE CITY OF MANSFIELD BEFORE DIGGING, TRENCHING, OR EXCAVATING.
- ELEVATIONS BASED ON CITY OF MANSFIELD MONUMENT NO. 11-07.
- EASEMENTS SHOWN HEREON BASED ON DOCUMENTS PROVIDED BY CHARLES CROOK CONSULTING ENGINEERS, INC.
 - A. SITE IS LOCATED WITHIN THE PROPERTY DESCRIBED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER D207138601, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS.
 - B. SITE IS LOCATED WITHIN THE PROPERTY DESCRIBED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER D209214168, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS.
 - C. THE JOINT ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER D207138600, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.
 - D. DRAINAGE EASEMENT RECORDED IN DOCUMENT NUMBER D207138602, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS. AS SHOWN ON MAP.
 - E. SLOPE AND GRADING EASEMENT RECORDED IN DOCUMENT NUMBER D207138603, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS. AS SHOWN ON MAP.
 - F. UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER D209189120, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS. AS SHOWN ON MAP.
 - G. THE EASEMENT RECORDED IN DOCUMENT NUMBER D209201668, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.
 - H. UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER D212209853, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS. AS SHOWN ON MAP.
 - I. UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER D212308905, COUNTY CLERK'S RECORDS, TARRANT COUNTY, TEXAS. AS SHOWN ON MAP.

SCALE 1" = 30'
TEXAS GEOSPATIAL
 WWW.TXGEO.COM
 4918 BEN DAY MURRIN RD.
 FT. WORTH, TX 76126
 817-441-6199
 TBPLS FIRM NO. 10083300



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Stephen Mizell
 STEPHEN MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6165
 SURVEYED ON THE GROUND JULY 12, 2017