

- LEGEND**
- CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922"
 - CIRF IRON ROD WITH CAP FOUND
 - IRF IRON ROD FOUND
 - XCF "X" CUT FOUND
 - P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 - CONTROL POINT
 - TEMPORARY BENCHMARK
 - PROPERTY CORNER MARKER FOUND - AS NOTED
 - PROPERTY CORNER SET
 - POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - ELECTRIC METER
 - TELEPHONE RISER
 - AC COMPRESSOR UNIT
 - GAS METER
 - SAN SEWER CLEANOUT
 - ROOF DOWN SPOUT
 - IRRIGATION CONTROL VALVE
 - PHOTO LOCATION REFERENCE
 - BOLLARD POST
 - SIGN
 - X 555.55 SPOT ELEVATION
 - EO 555.55 EDGE OF CONCRETE ELEVATION
 - GT 555.55 CUTTER ELEVATION
 - TC 555.55 TOP OF CURB ELEVATION
 - SUBJECT PROPERTY LINE
 - EXISTING EASEMENT LINE
 - BUILDING SETBACK LINE
 - FIRELINE PAINT MARKS
 - OVERHEAD ELEC.
 - U.G. ELECTRIC
 - U.G. TELE. LINE
 - U.G. FIBER OPTIC
 - U.G. CABLE TV
 - U.G. GAS
 - U.G. WATER
 - U.G. SAN SEWER
 - U.G. STORM SEWER
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - FENCE (OTHER)
 - ASPHALT EDGE
 - CANOPY - COVERED AREA
 - CONCRETE AREA



Underground utilities denoted with this symbol are a representation of the lines shown on utility plans as provided by City of North Richland Hills, Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

CONTROL POINT TABLE

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
400	CP "X" CUT SET	6,987,042.226	2,360,937.595	588.42'
401	CP-5/8" CIRS "S&A CONTROL"	6,987,008.100	2,361,200.449	585.75'
402	CP "MAG" NAIL SET	6,986,868.514	2,360,941.744	586.50'

- * GENERAL NOTES ***
- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.00012000. All areas shown hereon are calculated based on surface measurements.
 - Vertical control is NAVD83 established from City of North Richland Hills benchmark ID GPS-33, having a published elevation of 578.35.
 - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, and by graphically plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 1% annual chance floodplain) as shown on Map No. 484392002S, map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
 - This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
 - Underground utilities shown hereon were taken from record information, actual locations were not field verified except at surface structures such as manholes, fire hydrants, etc. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land.
 - All manhole / vault invert data provided hereon (ag. pipe sizes, pipe types, flowline elevations) is measured or estimated from the top of the structure by field crew personnel. While reasonable precautions are always taken, Spooner & Associates expressly assumes no liability for the risk of obtaining incorrect values inherent when making indirect measurements or estimates. No underground utility structures are entered by Spooner & Associates to obtain measurements due to safety concerns.
 - All visible underground utilities that were marked from Texas One Call 811 are shown on this survey. Underground Sewer, Water and Storm Drain lines shown are from visible evidence and provided utility plans. Pipe sizes of all underground utilities were unknown at the time of survey.
 - The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.
 - The Surveyor did not observe evidence of earth moving and existing improvement demolition at the time of our field survey.
 - The Surveyor did not observe a field delineation of wetlands conducted by others in the process of conducting the fieldwork.
 - The Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of North Richland Hills concerning this subject prior to planning, designing or constructing improvements near any right-of-way.
 - The term "Certify" or "Certification" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied, and is addressed exclusively to the parties named hereon.

*** METES AND BOUNDS DESCRIPTION ***

BEING a called 1.077 acre tract of land located in the W.W. Wallace Survey, Abstract No. 1505, City of North Richland Hills, Tarrant County, Texas, said 1.077 acre tract of land being all of LOT 13, and a portion of LOTS 14 and 15, EDGLEY ADDITION, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-K, Page 503, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 1.077 acre tract also being all of that certain tract of land conveyed to WAYNE L. HERNDON, by warranty deed thereof filed for record in Tarrant County Clerk's Instrument No. D197002401, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.077 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the most northerly northeast property corner of the said 1.077 acre tract same being the northwest lot corner of Lot 15-R, Edgley Addition, being an Addition to the said City, County & State, according to the plat thereof filed for record in Volume 388-123, Page 94, P.R.T.C.T., said 1/2" iron rod found being the northeast lot corner of said Lot 13 and further being on the south right-of-way line of State Highway 121 also known as Grapevine Highway (being a called 100 feet wide public right-of-way with State controlled access at this point);

THENCE South 00°38'41" East, along an east property line of the said 1.077 acre tract and along the west lot line of said Lot 15-R, 80.00 feet to 5/8" iron rod set with cap stamped "SPOONER 5922" (hereinafter referred to as an iron rod set) at the southwest lot corner of said Lot 15-R;

THENCE North 89°21'19" East, along the north property line of the said 1.077 acre tract and along the south lot line of said Lot 15-R, 144.93 feet to a point for corner from which a 1/2 inch iron rod found bears South 26°46'57" East 0.53 feet, said point for corner being the most easterly northeast property corner of the said 1.077 acre tract, same being the southeast lot corner of said Lot 15-R and further being on the east lot line of said Lot 15;

THENCE South 00°38'41" East, along the east property line of the said 1.077 acre tract and along the said west lot line of Lot 15, a distance of 200.00 feet to an iron rod set at the southeast property corner of said 1.077 acre tract, same being the southeast lot corner of said Lot 15 and further being the northeast lot corner of Lot 11, of said Edgley Addition;

THENCE South 89°22'01" West, along the south property line of the said 1.077 acre tract, along the south lot lines of said Lots 13, 14 and 15, same being the north lot line of said Lot 11, a distance of 217.30 feet to "MAG" nail set at the southwest property corner of the said 1.077 acre tract, same being the southwest lot corner of said Lot 13 and further being the southeast lot corner of Lot 12, of said Edgley Addition;

THENCE North 09°38'41" West, along the west property line of the said 1.077 acre tract, along the west lot line of said Lot 13 and along the east lot line of said Lot 12, a distance of 215.00 feet to an iron rod set at the northwest property corner of the said 1.077 acre tract, same being the northwest lot corner of said Lot 13 and further being the northeast lot corner of said Lot 12, said iron rod set being on the said south right-of-way line of State Highway 121;

THENCE North 47°27'28" East, along the northwest property line of the said 1.077 acre tract, along the northwest lot lines of said Lot 13 and Lot 14 and along the south right-of-way line of State Highway 121, a distance of 97.27 feet to the POINT OF BEGINNING;

The hereinabove described tract of land contains a computed area of 1.0766 acres (46,948 square feet) of land, more or less.

*** ZONING INFORMATION ***

According to the City of North Richland Hills Zoning Map, the subject property appears to be located within Zone "C-2" (Commercial).

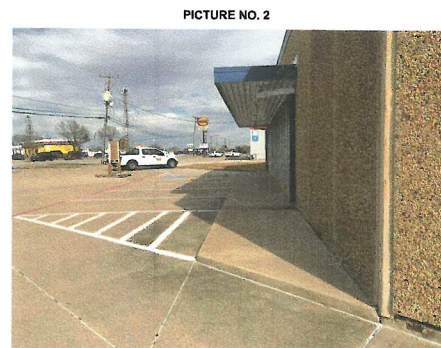
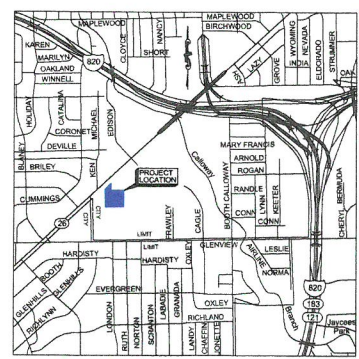
The Surveyor was not provided a zoning report or letter pursuant to Table A, Item 6(a) and/or Item 6(b). The Surveyor did not attempt to interpret the herein mentioned zoning district information and hereby advises all interested parties to contact the City of North Richland Hills Planning and Zoning Department to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property.

*** SURVEYOR'S STATEMENT ***

To: Wayne Hudson, Cool Air Automotive

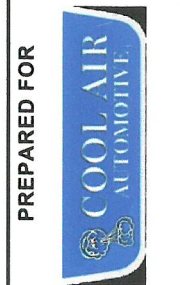
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & 6(b), 7(b) & 7(c), 8, 9, 11, 13, 14, 16, 17, 18 of Table A thereof. The field work was completed in the month of December 2019.

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
 JANUARY 13, 2020



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OVER 25 YEARS OF SERVICE
 389 BYERS STREET, SUITE 100, EDGLEY, TEXAS 76099
 (817) 685-6446 FAX (817) 685-6448
 TARRANT COUNTY, TEXAS
 TPLS FIRM NO. 10654600

ALTA/NSPS & TOPOGRAPHIC SURVEY OF
 1.077 ACRE TRACT OF LAND LOCATED IN THE W.W. WALLACE SURVEY, ABSTRACT NO. 1505, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, SAID 1.077 ACRE TRACT OF LAND BEING ALL OF LOT 13, AND A PORTION OF LOTS 14 AND 15, EDGLEY ADDITION, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 388-K, PAGE 503, PLAT RECORDS, TARRANT COUNTY, TEXAS
 7502 BOULEVARD 26, NORTH RICHLAND HILLS, TX 76180



DATE: 01/13/2020
 S&A JOB NO. 19138
 SCALE: 1" = 20'
 DRAWN BY: A. BENTON

CHECKED BY: E. SPOONER

REVISIONS:

SHEET
 1
 OF 1

Eric S. Spooner, R.P.L.S. Date _____
 Texas Registration No. 9922
 TPLS Firm No. 10054600