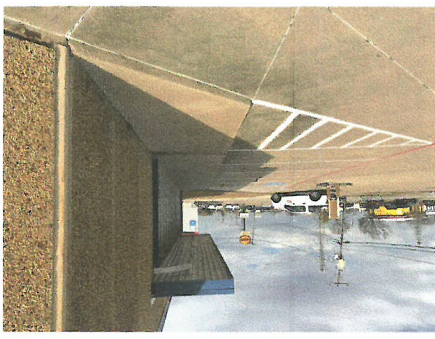
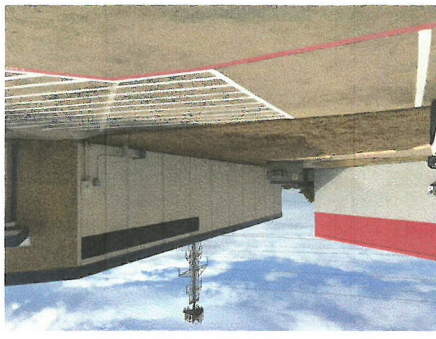


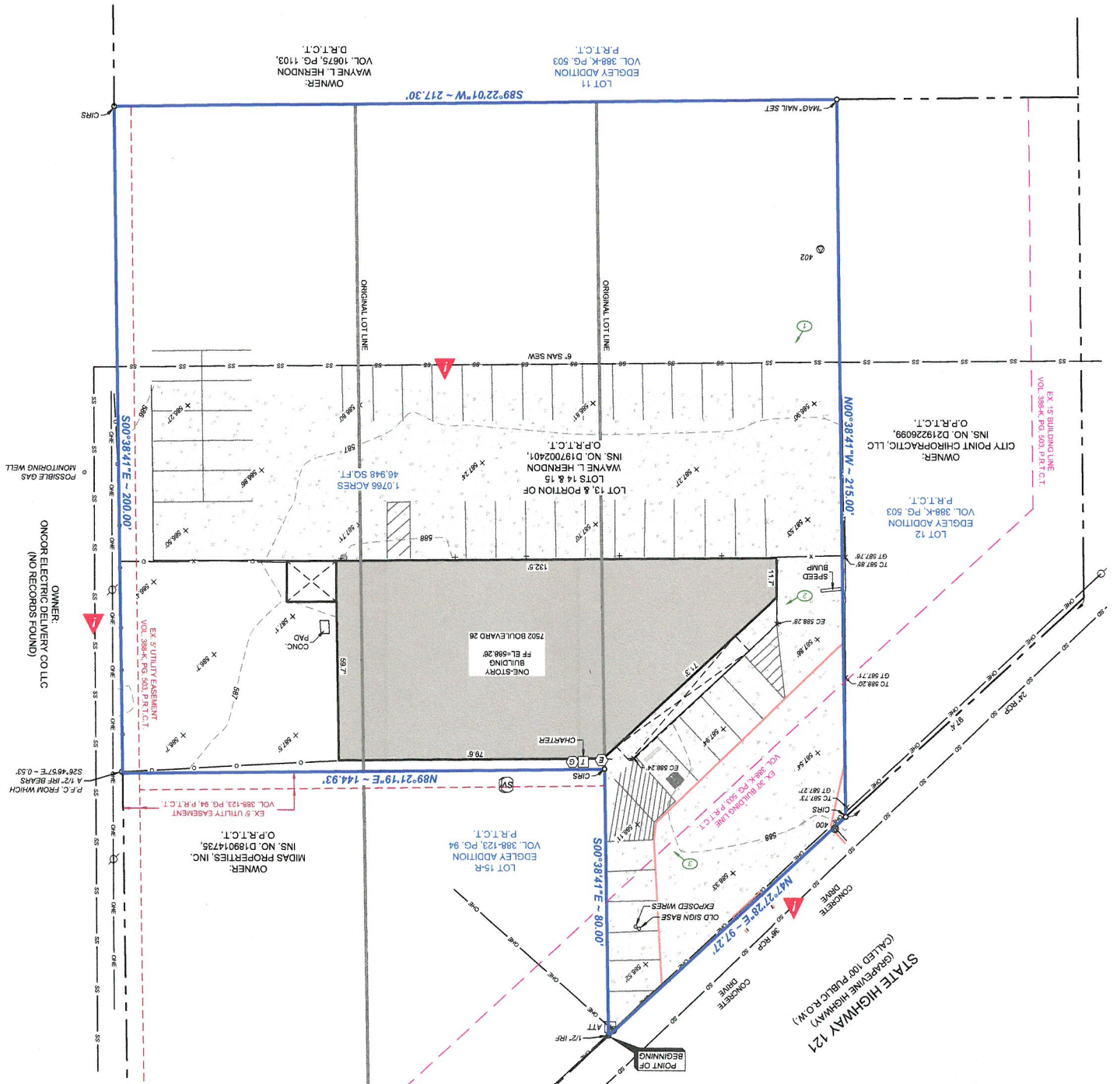
PICTURE NO. 1



PICTURE NO. 2



PICTURE NO. 3



**SURVEYORS 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 ALTANSPS and title insurance, jointly established and adopted by A.L.T. and A.S.S., and includes items 1, 2, 3, 4, 6(a) & 6(b), 7(a) & 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

**ZONING INFORMATION**

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

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 (a) and/or Item (b). The Surveyor did not attempt to interpret the herein mentioned zoning 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.

**METES AND BOUNDS DESCRIPTION**

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.

The Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed, and hereby advises all interested parties to consult with the City of North Richland Hills concerning the subject prior to planning, designing or constructing improvements near any right-of-way.

The Surveyor did not observe a field delineation of wetlands conducted by others in the process of conducting the survey.

The Surveyor did not observe evidence of earth moving and existing improvement depiction at the time of our field survey.

The size or shape of the township symbols included hereon do not necessarily represent the actual size and shape of the corresponding townships or their corners. They represent location only.

All visible underground utilities that were shown on the survey, including Sewer, Water and Storm Drain lines were shown as from visible evidence and provided utility plans. Pipe sizes of all underground utilities were unknown at the time of survey.

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All materials / utility lines provided hereon (gas, pipe lines, power lines, etc.) are measured or estimated from the location by field crew personnel. While reasonable precautions are always taken, including indirect measurements or other methods, the Surveyor does not warrant the accuracy of these measurements or other methods.

Underground utilities shown hereon were taken from record information, actual locations were not field verified except as further indicated on the survey. No attempt has been made to locate any utility or manhole service lines, or other underground utilities, other than as shown on the survey. No attempt has been made to locate any utility or manhole service lines, or other underground utilities, other than as shown on the survey. No attempt has been made to locate any utility or manhole service lines, or other underground utilities, other than as shown on the survey.

**GENERAL NOTES**

The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983. All areas shown hereon are calculated based on surface measurements.

Vertical control is MVD58 established from City of North Richland Hills benchmark ID GPS-33, having a published elevation of 578.35.

Horizontal control is based on the U.S. National Grid (NAD 83) and is based on the North American Datum of 1983. All areas shown hereon are calculated based on surface measurements.

The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983. All areas shown hereon are calculated based on surface measurements.

**CONTROL POINT TABLE**

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
400	CP "X" CUT SET	6,987,042.228	2,360,937.595	568.42'
401	CP-S/8" CIRS S&A CONTROL	6,987,008.100	2,361,200.449	565.75'
402	CP "MAG" MAIL SET	6,986,988.514	2,360,941.744	566.50'

Underground utilities denoted with this symbol.

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

DATE: 01/13/2020  
 SA JOB NO. 19138  
 DRAWN BY: A. BENTON  
 CHECKED BY: E. SPOONER  
 REVISIONS: