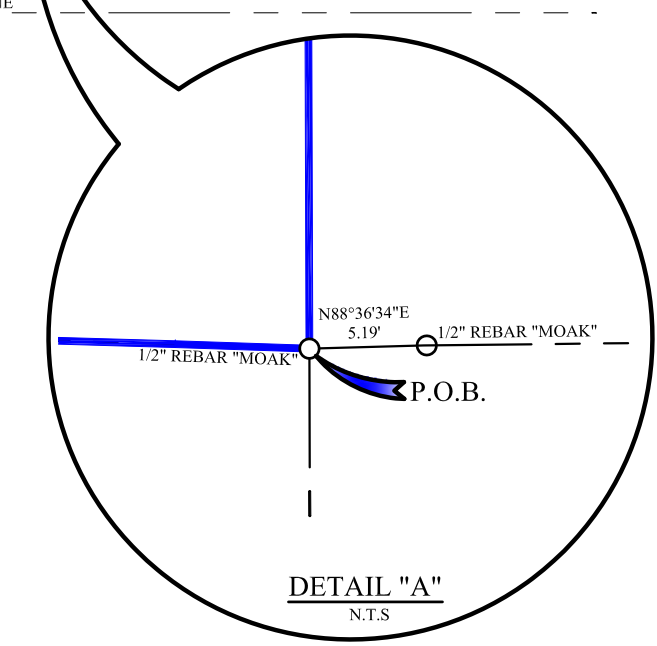
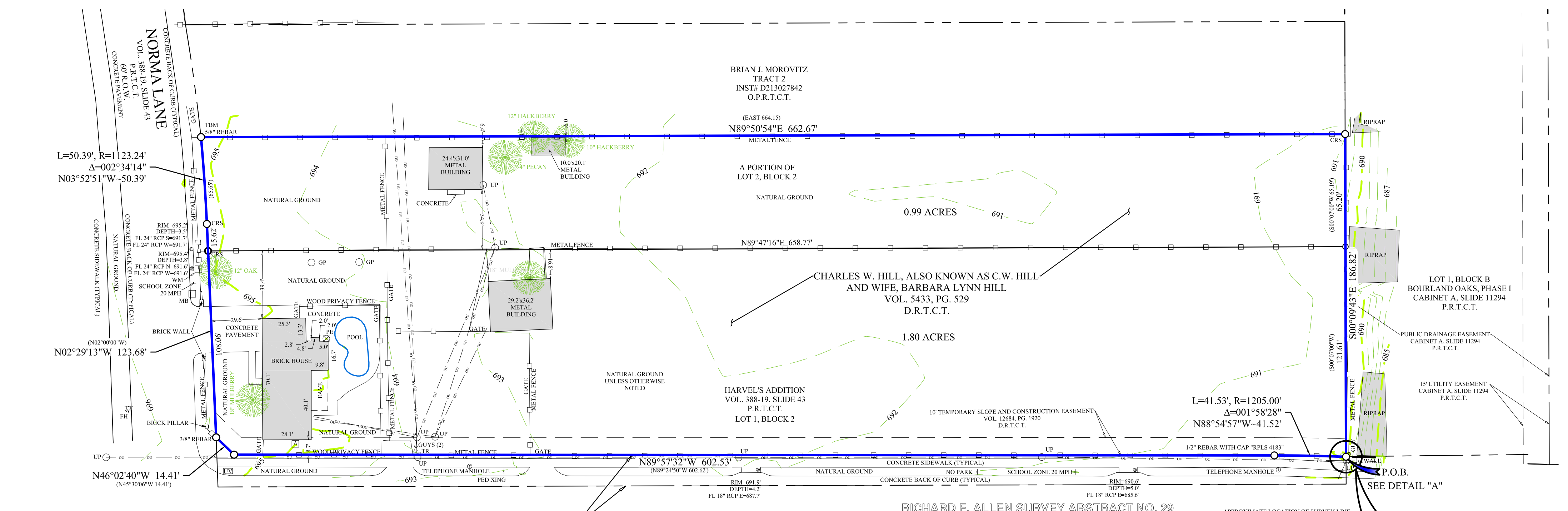


- LEGEND OF SYMBOLS**
- air conditioner
 - borehole
 - cable tv
 - EM electric meter
 - fence or handrail
 - FDC fire dept. connection
 - FH fire hydrant
 - guard rail
 - ⊙ grease trap
 - GP bollard
 - GI grate inlet
 - GM gas meter
 - gas line
 - UVA utility pole anchor
 - IV irrigation valve
 - landscape or tree line
 - LP light pole
 - MB mailbox
 - MW monitoring well
 - overhead utility lines
 - PE pool equipment
 - road sign
 - silt fence
 - SP spot elevation
 - SS sanitary sewer manhole
 - sanitary sewer pipe
 - SM storm water manhole
 - storm water pipe
 - TM telephone manhole
 - TL tank fill lid
 - TR telephone riser
 - traffic signal pole
 - UC utility clean out
 - UC utility cabinet
 - UV utility vault
 - utility markings (line color)
 - color of markings
 - UP utility pole
 - UPUG utility pole with riser
 - utility sign
 - WS water shutoff
 - WV water valve
 - WM water manhole
 - WM water meter
 - well
 - water line
 - one-foot contour lines (NAVD 1988)
 - tree
 - diameter in inches at breast height
 - ornamental tree

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation. Verification may be required.



SURVEYED DESCRIPTION:

FIELD NOTES to that certain tract of land situated in the Richard F. Allen Survey, Abstract Number 29, Tarrant County, Texas and being all of that certain tract of land described in deed to Charles W. Hill, also known as C.W. Hill and wife, Barbara Lynn Hill recorded under Volume 5433, Page 529, of the Deed Records of Tarrant County, Texas, the subject tract being more particularly described as follows:

Beginning at a 1/2 inch orange plastic capped rebar stamped "MOAK SURV INC" found at the southeast corner of said Hill tract of land, and the southwest corner of Lot 1, Block B, Bourland Oaks, Phase I, an addition to the City of Keller, according to the plat recorded in Cabinet A, Slide 11294, of the Plat Records of Tarrant County, Texas, same being in a curve to the left, concave to the south, having a radius of 1205.00 feet, a delta angle of 01 degrees 58 minutes 28 seconds, a chord bearing of NORTH 88 degrees 54 minutes 57 seconds WEST and a chord distance of 42.52 feet, and being in the north line of a tract of land described in the deed to the City of Keller, Tarrant County, Texas recorded under Volume 12684, Page 1920, of the Deed Records of Tarrant County, Texas, from which a 1/2 inch orange plastic capped rebar stamped "MOAK SURV INC" found bears NORTH 88 degrees 36 minutes 34 seconds EAST, a distance of 5.19 feet;

THENCE WESTERLY, with the north line of said City of Keller tract of land an arc distance of 41.53 feet to a 1/2 yellow plastic capped rebar stamped "RPLS 4183" found for corner;

THENCE NORTH 89 degrees 57 minutes 32 seconds WEST, with the north line of said City of Keller tract of land a distance of 602.53 feet to a point for corner in concrete from which a 3 inch metal fence corner post bears NORTH 17 degrees 27 minutes 23 seconds EAST, a distance of 0.23 feet;

THENCE NORTH 46 degrees 02 minutes 40 seconds WEST, with the north line of said City of Keller tract of land a distance of 14.41 feet to a 3/8 inch rebar found for corner in the east right of way line of a concrete road under apparent public use posted as Norma Lane;

THENCE NORTH 02 degrees 29 minutes 13 seconds WEST, with the east right of way line of a said Norma Lane passing at a distance of 108.06 feet a 1/2 inch orange plastic capped rebar stamped "JPH LAND SURVEYING" set for corner at the beginning of a curve to the left, concave to the west, having a radius of 1123.24 feet, a delta angle of 02 degrees 34 minutes 14 seconds, a chord bearing of NORTH 03 degrees 52 minutes 51 seconds WEST, and a chord distance of 50.39 feet;

THENCE NORTHERLY, with the east right of way line of a said Norma Lane a distance of 50.39 feet to a 5/8 inch rebar found for the northwest corner of said Hill tract of land;

THENCE NORTH 89 degrees 50 minutes 54 seconds EAST, with the north line of said Hill tract of land a distance of 662.67 feet to a 1/2 inch orange plastic capped rebar stamped "JPH LAND SURVEYING" set for the northeast corner and being in the west line of said Lot 1, Block B, Bourland Oaks, Phase I, from which a 5 inch metal fence corner post bears NORTH 87 degrees 39 minutes 14 seconds EAST, a distance of 0.61 feet;

THENCE South 00 degrees 09 minutes 43 seconds EAST, with the west line of a said Lot 1, Block B, Bourland Oaks, Phase I, passing at a distance of 65.20 feet a point in concrete from which a 5 inch metal fence corner post bears South 83 degrees 43 minutes 06 seconds EAST, a distance of 0.84 feet, continuing on said course a total distance of 186.82 feet returning to the **Point of Beginning** and enclosing 2.79 acres (±121,629 square feet) of land, more or less.

BASIS OF BEARINGS:
The Texas Coordinate System of 1983, North Central Zone (by GPS observation).

SURVEYOR'S NOTES:

- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
- The bearings and distances shown in parenthesis on this survey are per record description(s).
- Survey Lines are shown as approximate location based on geographic information interactive map of the Texas General Land Office.
- Field work completed on July 01, 2016.
- Utility locations are per observed evidence.
- Monuments called "MOAK" are a 1/2" rebar with an orange cap stamped "MOAK SURVEYING INC".
- The site benchmark is a 5/8" rebar found on the northwest corner of the subject tract approximately 212 feet north of the intersection of Johnson Road and Norma Lane and approximately 26 feet east of the center line of Norma Lane. The benchmark has the following values X = 2352351.12' | Y = 7028042.41' (Texas Coordinate System of 1983, Central Zone) | Z = 694.88' (NAVD'88). See vicinity map for general location.

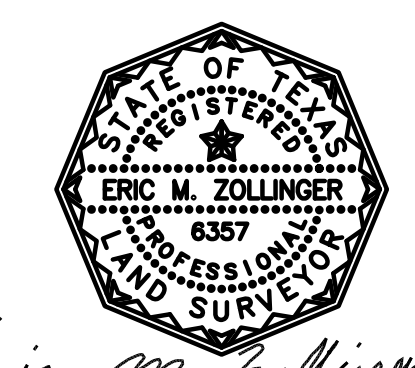
FLOOD ZONE CLASSIFICATION
This property lies within Non-Shaded ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0080K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Monuments are found if not marked MNS or CRS.
◆ Bearings are based on grid north (TxCS;83,NCZ)

LEGEND OF ABBREVIATIONS
US.SyFt United States Survey Feet
TxCS;83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
RCP Reinforced Concrete Pipe

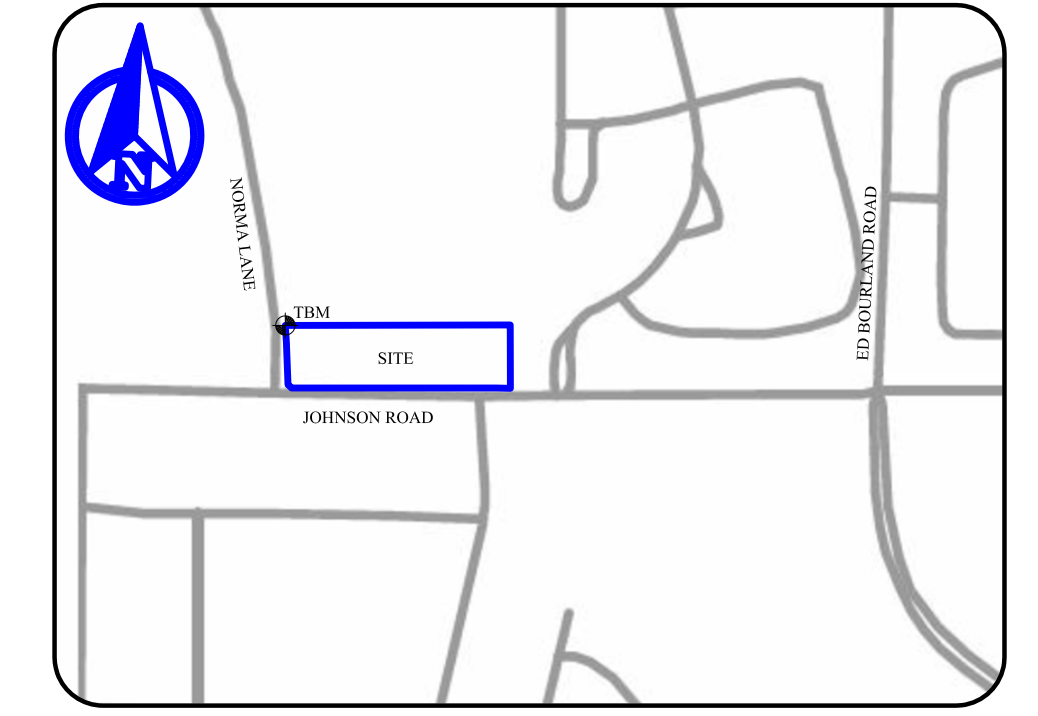
Drafter: RWS
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:
Drafter/Revision:

Eric M. Zollinger
Registered Professional
Land Surveyor No. 6357
eric@jphls.com
Date: July 5, 2016



Eric M. Zollinger

VICINITY MAP
NOT TO SCALE



TOPOGRAPHIC AND BOUNDARY SURVEY
2.79 ACRES
SITUATED IN THE
RICHARD F. ALLEN SURVEY
ABSTRACT NO. 29
CITY OF KELLER
TARRANT COUNTY, TEXAS
600 JOHNSON ROAD

JPH Job No.
2016.200.021 600 Johnson Rd, Keller, Tarrant - TOPO.dwg
© 2016 JPH Land Surveying, Inc. - All Rights Reserved
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TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene