

**PROPERTY DESCRIPTION:**

BEING A 0.439 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 1828, TARRANT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CONN & SONS CONSTRUCTION, INC., AS RECORDED IN INSTRUMENT NO. D193064765, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE EAST CORNER OF SAID CONN TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO AHMAD RABIE AND SPOUSE, ZOYLA RABIE, AS RECORDED IN INSTRUMENT NO. D215168235, SAID OFFICIAL RECORDS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF TURNER WARNELL ROAD;

THENCE SOUTH 60° 00' 00" WEST, A DISTANCE OF 88.96 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 85° 12' 13" EAST - 1.30 FEET, SAID IRON ROD SET BEING THE SOUTH CORNER OF SAID CONN TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ALLO PROPERTIES LLC, AS RECORDED IN INSTRUMENT NO. D221370892, SAID OFFICIAL RECORDS;

THENCE NORTH 32° 44' 09" WEST, A DISTANCE OF 215.47 FEET ALONG THE COMMON LINE OF SAID CONN AND ALLO TRACTS TO A 3/8-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID CONN TRACT AND THE NORTH CORNER OF SAID ALLO TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NOBLE BUSINESS, INC., AS RECORDED IN INSTRUMENT NO. D206121560, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 60° 00' 00" EAST, A DISTANCE OF 39.65 FEET ALONG THE COMMON LINE OF SAID CONN AND NOBLE TRACTS TO A 1/2-INCH IRON ROD FOUND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 16° 00' 47" EAST - 3.30 FEET, SAID FIRST MENTIONED IRON ROD BEING THE COMMON CORNER OF SAID CONN AND NOBLE TRACTS AND WILDWOOD ESTATES, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 10284, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 21° 52' 53" EAST (DEED = NORTH 22° 18' 16" EAST), A DISTANCE OF 51.07 FEET (DEED = 50.80 FEET) ALONG THE COMMON LINE OF SAID CONN TRACT AND SAID WILDWOOD ESTATES TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTH CORNER OF SAID CONN TRACT AND THE WEST CORNER OF AFORESAID RABIE TRACT;

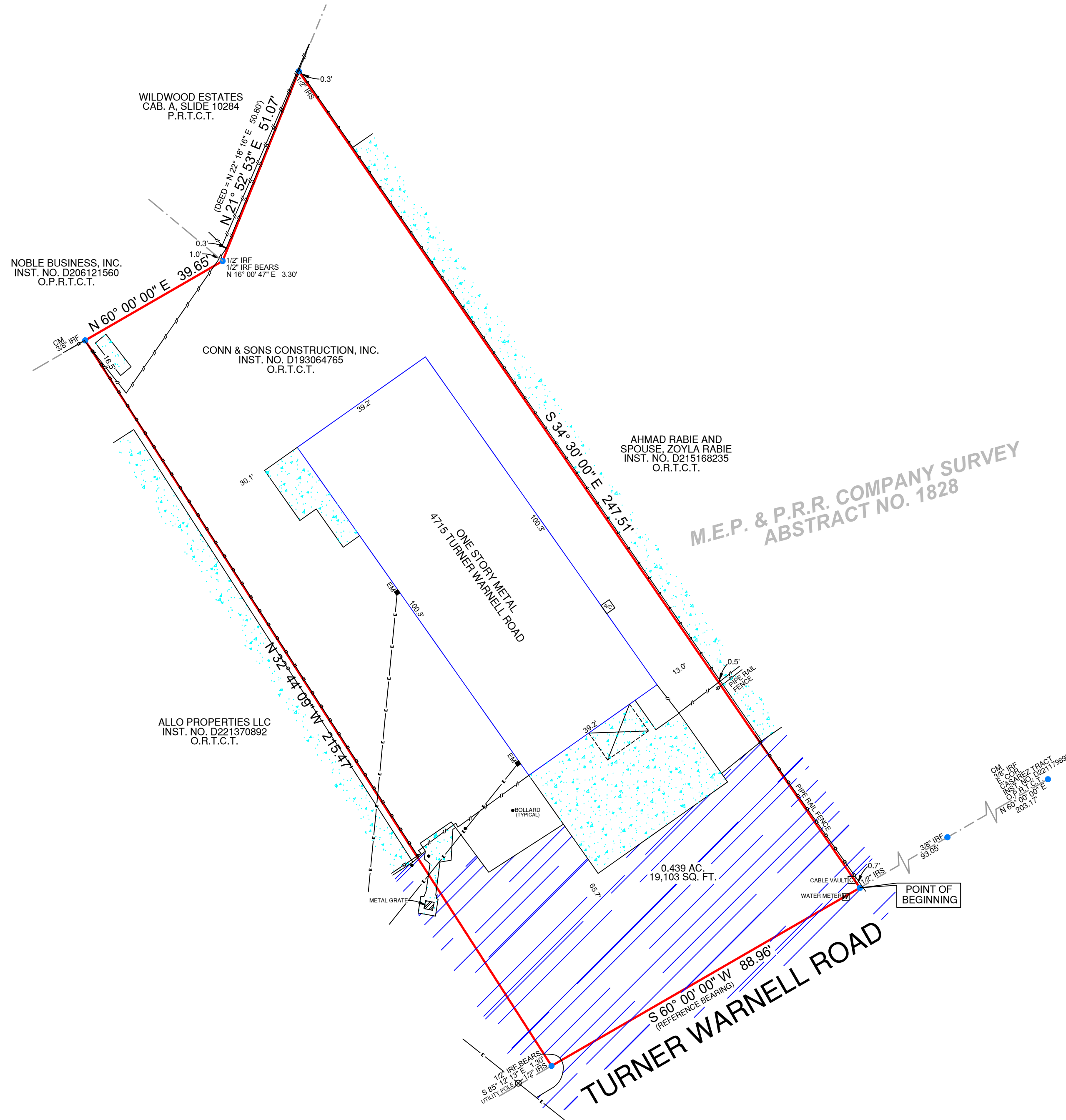
THENCE SOUTH 34° 30' 00" EAST, A DISTANCE OF 247.51 FEET ALONG THE COMMON LINE OF SAID CONN AND RABIE TRACTS TO THE POINT OF BEGINNING AND CONTAINING 19,103 SQUARE FEET OR 0.439 OF ONE ACRE OF LAND.

**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:**  
 (10j)-EASEMENT, VOL. 8071, PG. 1281, R.P.R.T.C.T.  
 (10j)-EASEMENT, VOL. 8071, PG. 1283, R.P.R.T.C.T.  
 (10k)-EASEMENT, VOL. 8533, PG. 740, R.P.R.T.C.T.

**FEMA NOTE**  
 FLOOD INFORMATION:  
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48439C0460 K, DATED SEPTEMBER 25, 2009.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON. PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

**GENERAL NOTES**  
 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.  
 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.  
 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.  
 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



**4715 TURNER WARNELL ROAD**  
 CITY OF ARLINGTON  
 TARRANT COUNTY, TEXAS

GF#: 22-668820-BL	
BORROWER: NTX AUTOSPORTS, LLC	
TITLE CO.: CAPITAL TITLE	
PREMIER JOB #: 22-03574	
TECH: MSP	DATE: 04/28/22 REV.: 02/09/23
FIELD: MJ	FIELD DATE: 04/19/22



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	METAL FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

**Capital Title**  
 A Shaddock Company

**Premier**  
 Surveying LLC  
 5700 W. Plano Parkway  
 Suite 1200  
 Plano, Texas 75093  
 Office: 972-612-3601  
 Fax: 855-892-0468  
 Firm Registration No. 10146200

**Robert T. Paul, Jr.**  
 Registered Professional Land Surveyor