

Being a tract of land situated in the E. McAnear Survey, Abstract No. 571, City of Mansfield, Johnson County, Texas, and being a part of Lot 4, Block E of Sentry Industrial Park Addition, an Addition to the City of Mansfield, Johnson County, Texas, according to the map recorded in Volume 2, Page 30, Map Records, Johnson County, Texas, said being part of that tract of land conveyed to Main Heritage Investment, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Document No. 2020-9125, Real Property Records, Johnson County, Texas, and being more particularly described by metes and

BEGINNING at a 1/2 inch iron rod found at the North corner of the remainder of a tract of land conveyed to NSPP Investments LP by Deed recorded in Document No. 2018-2076, Real Property Records, Johnson County, Texas, said point being on the Southeast line of Lot 5, Block C of Sentry Industrial Park, an Addition to the City of Mansfield, Johnson County, Texas, according to the map recorded in Cabinet A, Slide 3501, Map Records, Johnson

THENCE North 59 degrees 24 minutes 36 seconds East, along said Southeast line of Lot 5, Block C, passing at a distance of 38.25 feet, a 1/2 inch iron rod found at the common East corner of said Lot 5, Block C and the South corner of Lot 3-R, Block E of said Sentry Industrial Park, and continuing a total distance of 398.82 feet to a point for corner at the West corner of Lot 1, Block 1 of Main Street Addition, an Addition to the City of Mansfield, Johnson County, Texas, according to the map recorded in Document No. 2021—102, Real Property Records, Johnson County, Texas, from which a 1/2 inch iron rod bears North 59 degrees 24 minutes 40 seconds East, a distance of 315.58 feet for

THENCE South 30 degrees 40 minutes 14 seconds East, along the Southwest line of said Lot 1, Block 1, passing at a distance of 382.85 feet, a 1/2 inch iron rod found at the South corner of said Lot 1, Block 1, and continuing a total distance of 396.63 feet to a point for corner on the Northwest right-of-way line of F.M. 917 (variable width

THENCE South 34 degrees 26 minutes 08 seconds West, along said Northwest right-of-way line of F.M. 917, a distance of 533.93 feet to a point for corner at the East corner of a tract of land conveyed to Tiller Heritage Parkway Partners, Lp, by Deed recorded in Document No. 2022—22859, Real Property Records, Johnson County, Texas, and from which a 1/2 inch iron rod found bears North 32 degrees 33 minutes 34 seconds West, a

THENCE North 22 degrees 50 minutes 34 seconds West, along the Northeast line of said Tiller Heritage Parkway Partners tract, passing at a distance of 224.31 feet, a 1/2 inch iron rod found at the common North corner of said Tiller Heritage Parkway Partners tract and the East corner of the aforementioned remainder of NSPP Investments tract, and continuing a total distance of 627.79 feet to the POINT OF BEGINNING and containing 220,093 square feet or 5.05 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 1221 Antler Drive described in Document No. 2020-9125, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48251C0095K, with a date of 09/21/2023 pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A,

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.



ACCEPTED BY:

TEXAS LAND TITLE SURVEY

D. MACQUEEN SURVEY, ABSTRACT NO. 1123

CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

1221 ANTLER DRIVE