

Field: AT&RR
Drafter:ML-DFW6066
Revision:
Revision:

LEGEND OF SYMBOLS

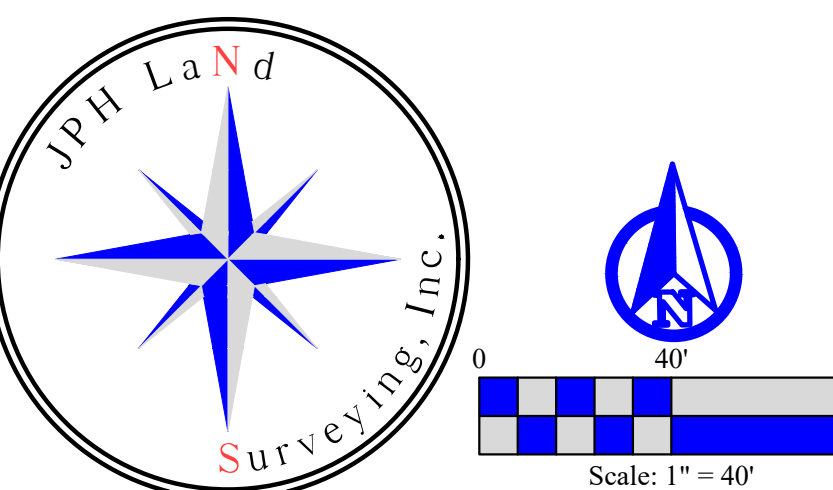
- air conditioner
- boiler
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility pole
- utility pole with riser
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast
- height
- ornamental tree
- multiple trunks
- Google 360 Hyperlink

UTILITY WARNING
Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A item(s) to be addressed from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) A & X (UNSHADED) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0205L, dated 2019/03/21, 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
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⬤ Site benchmark (see vicinity map for general location)
"4+" ○ "4+" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.Syft/TxCS/83,NCZ Elevations, if shown, are NAVD88 (Geoid 18)
Bearings are based on the TxCS/83,NCZ
Distances & areas shown are represented in surface values
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US.Syft. United States Survey Feet
TxCS/83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD88 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
ESMT/BL Easement/Building Line
PVC/RCP Polyvinyl Chloride Pipe/Reinforced Concrete Pipe



JPH Job/Drawing No. (see below)
2022.356.001 Davis Blvd., NRH, Tarrant Co., Tx-ALTA.dwg
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TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

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DOCS

SURVEYED DESCRIPTION:

Written to honor the adjoining call at the northwest corner.

FIELD NOTES to that certain tract situated in the John H. Barlough Survey, Abstract No. 130, City of North Richland Hills, Tarrant County, Texas, said tract being all of the tract described as M163 in the deed to Total E&P USA Real Estate, LLC, a Delaware Limited Liability company, recorded under Instrument Number D216266570, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and refilled under Instrument Number D219187920, O.P.R.T.C.T.; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch rebar found at the southwest corner of said M163 tract, being in the east right-of-way of F.M. Highway 1938, also known as Davis Blvd., being a variable width right-of-way;

THENCE NORTH 01°15'38" EAST, with said east right-of-way of F.M. Highway 1938, a distance of 193.36 feet to a 3/8 inch rebar found for the south corner of that certain tract described in the deed to the State of Texas, recorded in Volume 9485, Page 724, Deed Records, Tarrant County, Texas;

THENCE NORTH 05°38'50" EAST, with the east line of said State of Texas tract, a distance of 248.86 feet (deed call 243.86 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the southwest line of a 15-foot drainage easement, as shown on John's Addition, an addition in the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-79, Page 32, Plat Records, Tarrant County, Texas, at the southwest corner of the tract described in the deed to Georgia Maxine Bates and Allen Hardy Sanders, recorded in Volume 12151, Page 2088, Deed Records, Tarrant County, Texas;

THENCE SOUTH 89°47'08" EAST, with the south line of said Bates & Sanders tract, a distance of 620.54 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the west line the tract described in the deed to G&H Group, LLC, recorded under Instrument Number D222226898, O.P.R.T.C.T., from which a 1/2 inch rebar found for the northwest corner of said G&H tract bears NORTH 00°58'53" WEST, a distance of 404.39 feet;

THENCE SOUTH 00°58'53" EAST, with the said west line of the G&H tract, a distance of 497.54 feet to a 1/2 inch rebar found at the southeast corner of the M163 tract, from which a 1/2 inch rebar found for the westernmost southwest corner of the G&H tract bears SOUTH 00°58'53" EAST, a distance of 33.17 feet;

THENCE SOUTH 89°23'23" WEST, with the most easterly south line of the M163 tract, a distance of 379.44 feet to a 1/2 inch rebar found in the east line of Lot 4-R, John's Addition, a subdivision in the City of North Richland Hills, recorded in Cabinet B, Slide 860, Plat Records, Tarrant County, Texas, from which a PK nail found at the southeast corner of said Lot 4-R bears SOUTH 00°53'11" EAST, a distance of 234.92 feet;

THENCE NORTH 00°53'11" WEST, with said east line of Lot 4-R, a distance of 62.16 feet to a reentrant corner of the M163 tract, called to be the northeast corner of Lot 4-R, from which a set witness 1/2 inch capped rebar stamped "JPH Land Surveying" bears SOUTH 89°57' EAST, a distance of 9.9 feet;

THENCE NORTH 89°51'10" WEST, with the most westerly south line of the M163 tract, a distance of 277.43 feet returning to the **POINT OF BEGINNING** and enclosing 7.023 acres (±305,924 square feet).

SURVEYOR'S NOTES:

- Subject property's record description's error of closure, 0.01'.
- F.M. Highway 1938, also known as Davis Blvd., is listed in Texas Department of Transportation's web site Project Tracker as Construction begins within 4 years. Project Id: 197801061, with a description of: Install Raised Median. (https://apps3.txdot.gov/apps-cq/project_tracker)
- Subject property is natural ground, unless otherwise noted, and does not contain any marked parking areas.
- The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete storm drain cover in the eastern right-of way of F.M. Highway 1938, also known as Davis Blvd., approximately 890' north of the intersection of F.M. Highway 1938, also known as Davis Blvd. and Mid Cities Blvd., and approximately 135' north of the southwest corner of the subject property. Benchmark Elevation = 636.57' (NAVD88). See Vicinity map for general location.
- Subject property has direct access to F.M. Highway 1938, also known as Davis Blvd.
- City of North Richland Hill's Utility map indicates a Sanitary Sewer Manhole located in the northeastern area of subject property. A utility sign stating Sewer Manhole was the only evidence observed during conducting this survey. (M.H.2796 sign is located 42' easterly of the north east property corner). See site photo below.

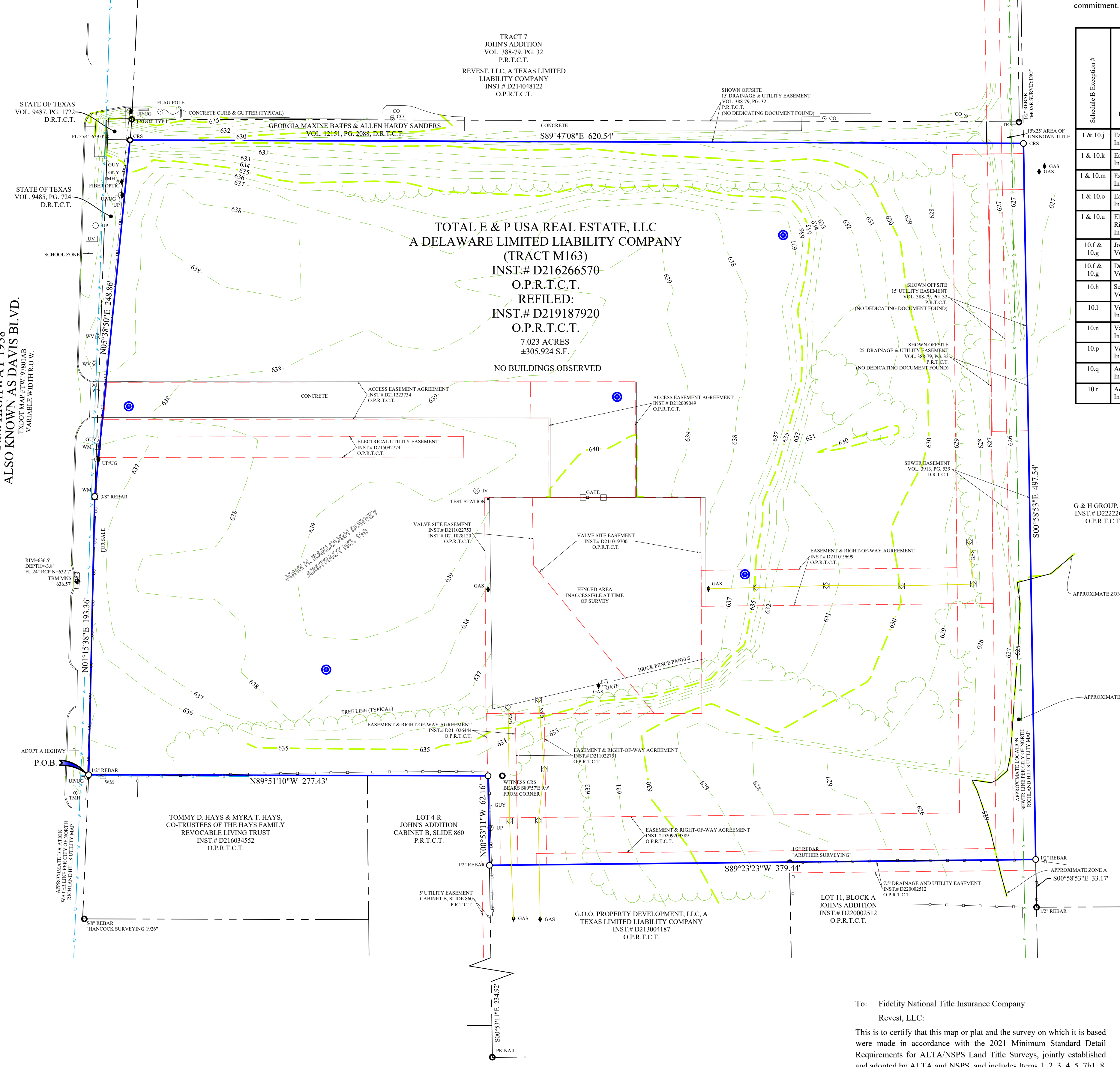
SITE PHOTO



TEXAS811 MARKED UTILITY LEGEND	
ELECTRIC	
ELECTRIC GAS-OIL-STEAM	
COMMUNICATION-CATV	
WATER	
SEWER	

NOTE REGARDING UTILITIES:

Utility locations are per observed evidence and sources listed below:
TEXAS811 - ticket number(s) 2280624466.
<https://portal.texas811.org/#/ticket/2280624466>
GIS MAPS - Provided by Eli McOlin, E.I.T. Engineer Associate (emcolin@nrhtx.com).



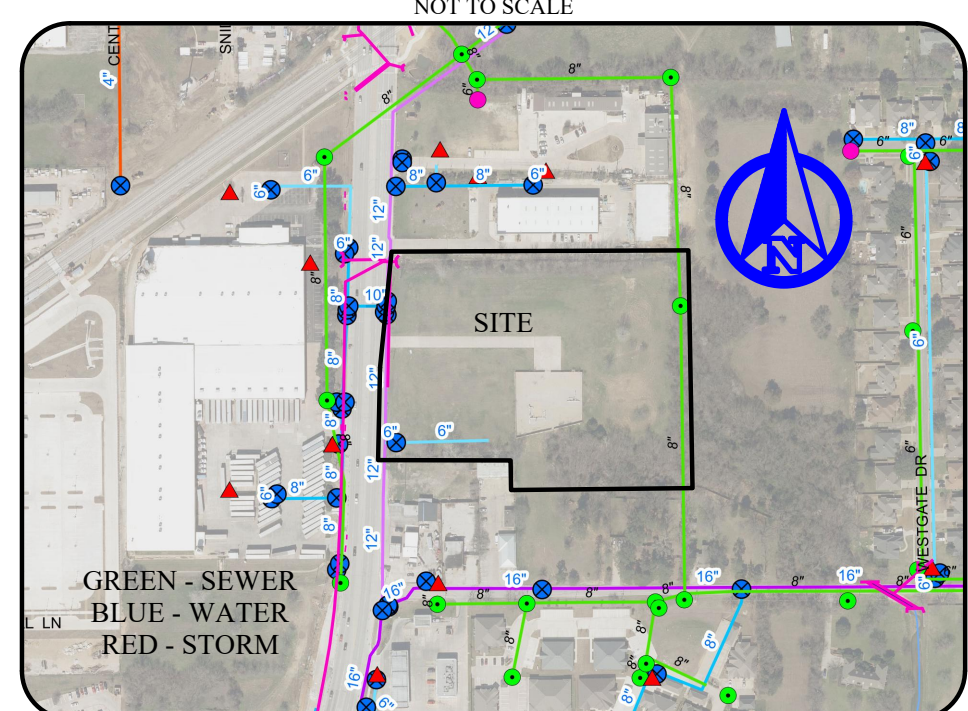
TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-900122202968-NJ, Commitment# 900122202968, effective October 11, 2022, and issued October 20, 2022. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment**. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii and identified by the tract designator listed in the title commitment.

Schedule B Exception #		Recording Information (may include grantee and exception type)		Label Grid Location (see edge of sheet for grid values)		If more than one tract is being addressed, the chart below will use the tract designators used in the title commitment.		If location is shown		If location is shown, or touches the indicated tract		If it is not on, does not touch, underlies, or does not directly affect the indicated tract		If it is a blanket		If location could not be determined from the record document		If there was no observed evidence at the time of the fieldwork		If it limits access to an otherwise adjoining right of way		If documents are illegible		If may have been released or otherwise terminated	
1 & 10j	Easement & Right-of-Way Agreement	Inst.# D209209389, O.P.R.T.C.T.	H7	X																					
1 & 10k	Easement & Right-of-Way Agreement	Inst.# D211018699, O.P.R.T.C.T.	J5	X																					
1 & 10m	Easement & Right-of-Way Agreement	Inst.# D211022751, O.P.R.T.C.T.	H6	X																					
1 & 10o	Easement & Right-of-Way Agreement	Inst.# D211026444, O.P.R.T.C.T.	G6	X																					
1 & 10u	Electrical Utility Easement and Right-of-Way	Inst.# D215092774, O.P.R.T.C.T.	F4	X																					
10.f & 10.g	John's Addition 2nd Filing	Vol. 388-79, Pg. 32, P.R.T.C.T.	J2 & J3	X																					
10.f & 10.g	Deed	Vol. 6092, Pg. 328, D.R.T.C.T.																							
10.h	Sewer Easement	Vol. 3913, Pg. 539, D.R.T.C.T.	J4	X																					
10.i	Valve Site Easement	Inst.# D211019706, O.P.R.T.C.T.	H5	X																					
10.n	Valve Site Easement	Inst.# D211022753, O.P.R.T.C.T.	G5	X																					
10.p	Valve Site Easement	Inst.# D211028126, O.P.R.T.C.T.	G5	X																					
10.q	Access Easement Agreement	Inst.# D211223734, O.P.R.T.C.T.	F4	X																					
10.r	Access Easement Agreement	Inst.# D212009049, O.P.R.T.C.T.	H4	X																					

UTILITY MAP



VICINITY MAP



ALTA / NSPS LAND TITLE SURVEY
7.023 ACRES
SITUATED IN THE
JOHN H. BARLOUGH SURVEY
ABSTRACT NO. 130
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

ADDRESS: 6412, 6432 & 6440 DAVIS BLVD., (CENTRAL APPRAISAL DISTRICT)

To: Fidelity National Title Insurance Company
Revest, LLC:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 7b1, 8, 9, 11a, 11b & 17 of Table A thereof. The fieldwork was completed on November 10, 2022.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
November 28, 2022

