

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0240K, with an effective date of 09/25/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

NOTE REGARDING UTILITIES

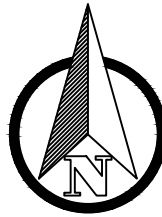
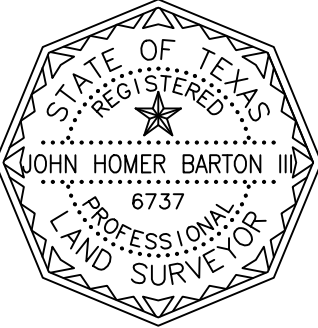
Utility locations are per observed evidence.

SURVEYOR'S CERTIFICATE

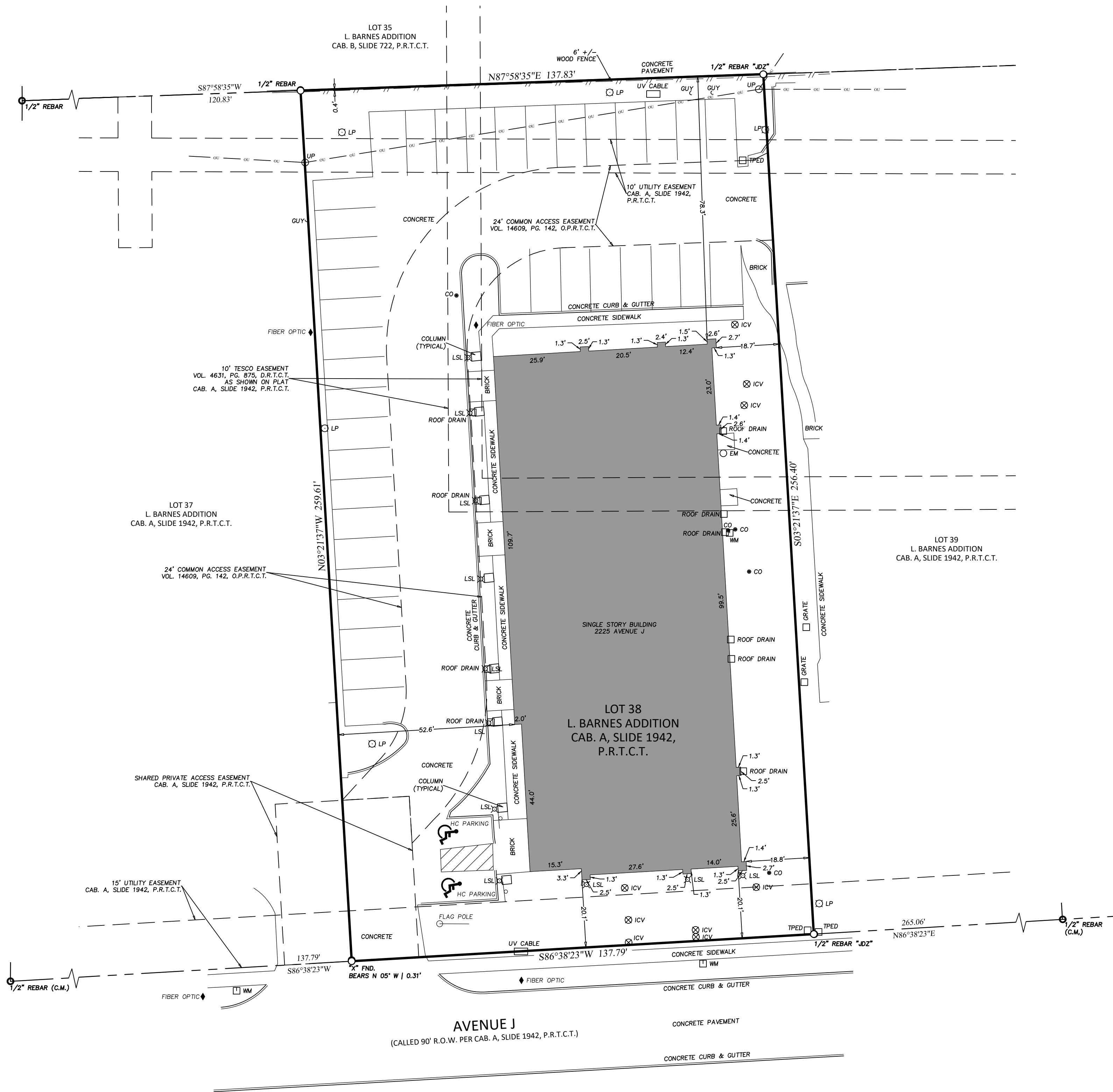
This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on February 26, 2019.

Date of Plat/Map: May 6, 2019

John H. Barton III, RPLS# 6737



SCALE: 1" = 20'



LEGEND OF SYMBOLS

- air conditioning unit
- ICV irrigation control valve
- CATV cable tv
- EM electric meter
- fence or guardrail
- FD fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

PROPERTY DESCRIPTION

TRACT I

Being all of Lot 38, L. Barnes Addition, an addition in the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1942, Plat Records, Tarrant County, Texas.

TRACT II (EASEMENT ESTATE)

Easement estate created by Private Access Easement by and between Oakhollow Group, Ltd. and the City of Arlington, dated October 26, 2000, recorded in Volume 14609, Page 142, Real Property Records, Tarrant County, Texas.

TRACT III (EASEMENT ESTATE)

Easement estate created by Easement Agreement for Access and Parking by and between Oakhollow Group, Ltd. and future tenants heirs successors and assigns, dated May 3, 2004, recorded under Clerk's File No. D204137704, Real Property Records, Tarrant County, Texas.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, G.F. Number FT-131-9001311900275-MB, Effective Date April 14, 2019. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. 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 exceptions from Schedule "B" were addressed as follows:

10f, g)Easements shown on plat recorded in Cabinet A, Slide 1942, Plat Records, Tarrant County, Texas. (10 foot utility easement, 15 foot utility easement, 20 foot by 48 foot shared access easement) (shown hereon).

10h)Easement and right-of-way executed by M.C. Manufacturing Company, Inc. to Texas Electric Service Company, dated February 2, 1968, filed October 18, 1968, recorded in/under Volume 4631, Page 875, of the Real Property Records of Tarrant County, Texas, as shown on Plat recorded in Cabinet A, Slide 1942, Plat Records, Tarrant County, Texas (crosses subject property, shown hereon).

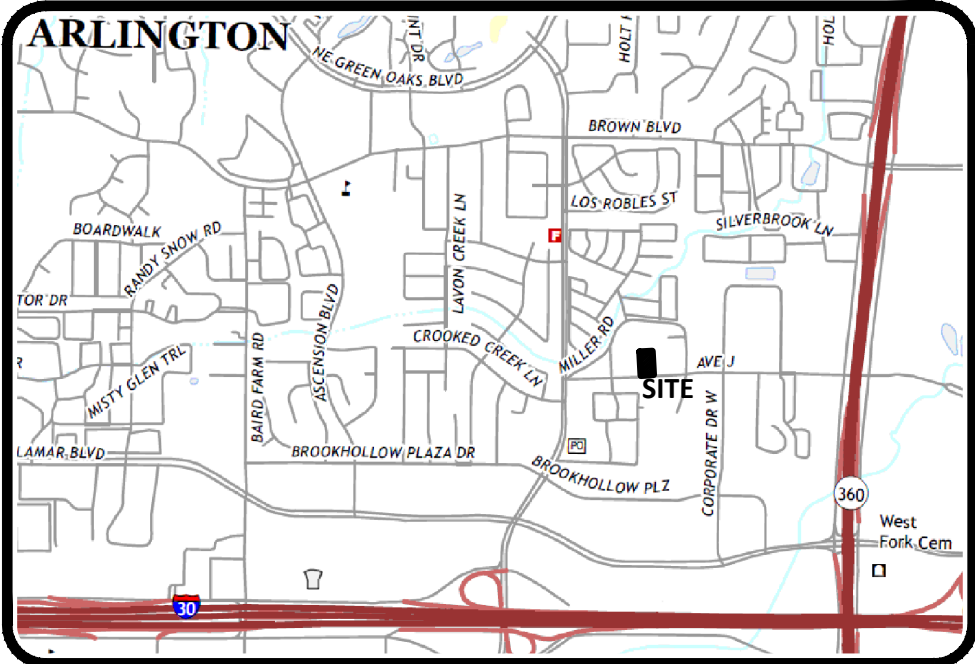
10i, j) Terms, conditions, and stipulations contained in Private Access Easement Agreement, executed by and between Oakhollow Group, Ltd., and the City of Arlington, dated October 26, 2000, filed November 10, 2000, recorded in/under Volume 14609, Page 142 of the Real Property Records of Tarrant County, Texas (situated on subject property, shown hereon).

10k, l) Terms, conditions, and stipulations contained in Easement Agreement for Access and Parking, executed by and between Oakhollow Group, Ltd., and future tenants, heirs, successors, and assigns, dated May 3, 2004, filed May 6, 2004, recorded in/under Clerk's File No. D204137704 of the Real Property Records of Tarrant County, Texas (document contains a description that includes the subject tract).

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT, COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

VICINITY MAP - NOT TO SCALE



CATEGORY 1A, CONDITION II
LAND TITLE SURVEY

LOT 38
L. BARNES ADDITION
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

JOB NUMBER: JOB NUMBER:

DRAWN BY: BCS

CHECKED BY: JHB

REV:

2225 AVENUE J

ARLINGTON,
TEXAS

CATEGORY 1A,
CONDITION II
LAND TITLE
SURVEY

SHEET: