

SURVEYOR'S CERTIFICATE

TO: Nellie Walker, Ghalib Hussain, Reunion Title and First American Title Guaranty Company, G.F. No. 2017-368368-RU:

I hereby certify that on the 12th day of August, 2022, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no visible conflicts or discrepancies.

Ingress to and egress from the subject property is provided by West Broad Street and Lillian Road, same being paved, dedicated public rights-of-way maintained by the City of Mansfield.

All platted building set back lines on the subject property, if any, are located as shown on the survey.

This survey complies with the current Texas Society of Professional Surveyors and Specifications for a Category 1A, Condition II survey.

SURVEYED ON THE GROUND  
AUGUST 12, 2022  
REVISED NOVEMBER 22, 2022

*Ronald W. Coombs*

RONALD W. COOMBS, R.P.L.S.  
STATE OF TEXAS No. 5294



TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 1680, PG. 352, R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

PROPERTY IS SUBJECT TO BLANKET EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE, INC. RECORDED IN VOL. 2578, PG. 494, R.P.R.T.C.T.

ENERGY TRANSFER FUEL, L.P. EASEMENT RECORDED IN CC# D206245412, R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.

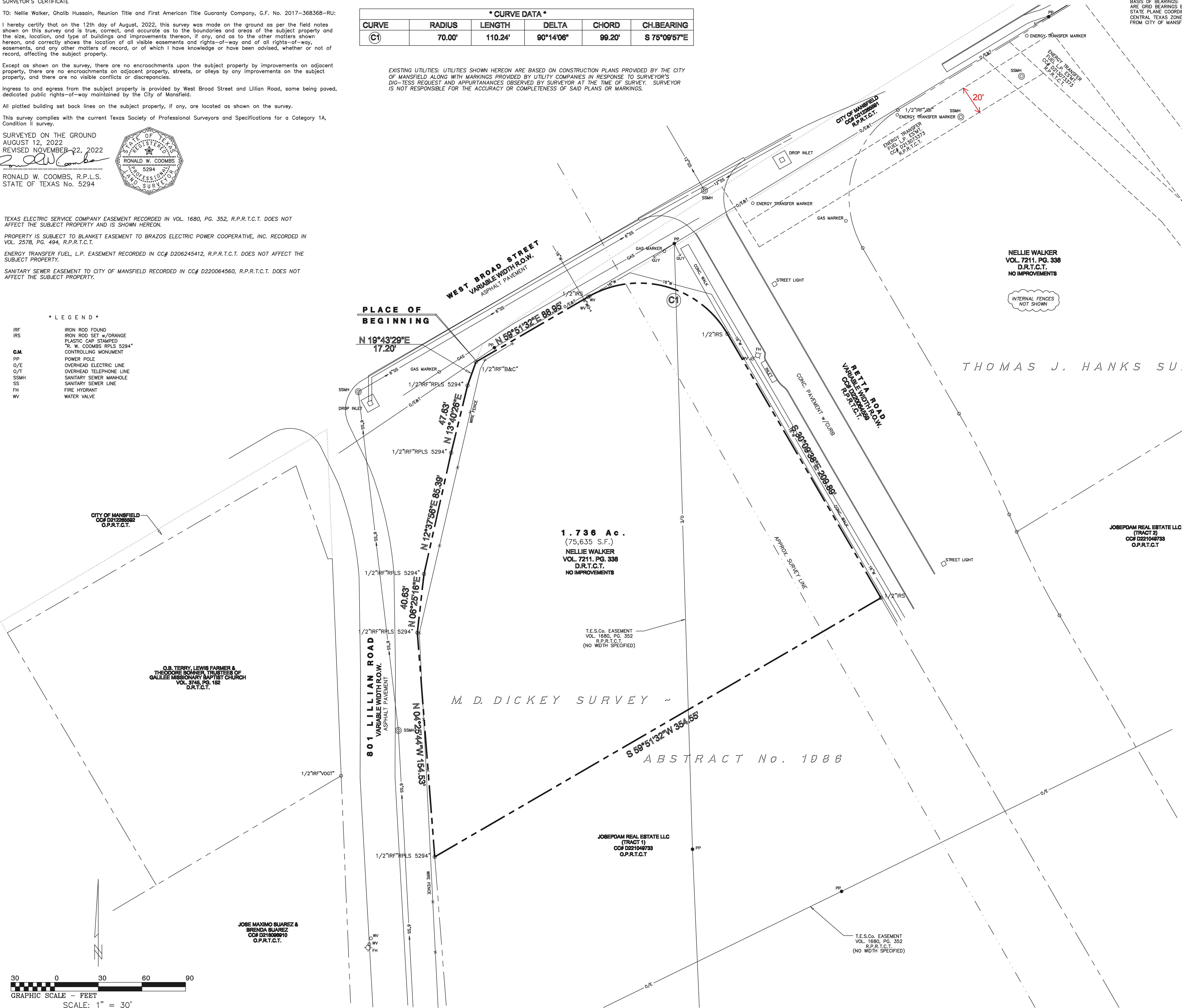
SANITARY SEWER EASEMENT TO CITY OF MANSFIELD RECORDED IN CC# D220064560, R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.

\* LEGEND \*

IRF IRON ROD FOUND  
IRS IRON ROD SET w/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"  
C.M. CONTROLLING MONUMENT  
PP POWER POLE  
O/E OVERHEAD ELECTRIC LINE  
O/T OVERHEAD TELEPHONE LINE  
SSMH SANITARY SEWER MANHOLE  
SS SANITARY SEWER LINE  
FH FIRE HYDRANT  
WV WATER VALVE

| * CURVE DATA * |        |         |           |        |              |
|----------------|--------|---------|-----------|--------|--------------|
| CURVE          | RADIUS | LENGTH  | DELTA     | CHORD  | CH.BEARING   |
| C1             | 70.00' | 110.24' | 90°14'06" | 99.20' | S 75°09'57"E |

EXISTING UTILITIES: UTILITIES SHOWN HEREON ARE BASED ON CONSTRUCTION PLANS PROVIDED BY THE CITY OF MANSFIELD ALONG WITH MARKINGS PROVIDED BY UTILITY COMPANIES IN RESPONSE TO SURVEYOR'S DIG-TESS REQUEST AND APPURTANANCES OBSERVED BY SURVEYOR AT THE TIME OF SURVEY. SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SAID PLANS OR MARKINGS.



BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL, TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD GPS MONUMENTS.



**Coombs Land Surveying, Inc.**  
P.O. Box 6160 Fort Worth Texas 76115  
(817) 520-7600

T.B.P.L.S. FIRM No. 4011800  
CLS JOB No. 19-0089  
GF No. 2017-368368-RU

\* NOTE \*

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 4843900470 K, MAP REVISED SEPTEMBER 25, 2009

NELLIE WALKER  
VOL. 7211, PG. 338  
D.R.T.C.T.  
NO IMPROVEMENTS

INTERNAL FENCES  
NOT SHOWN

JOSEPDAM REAL ESTATE LLC  
(TRACT 2)  
CC# D221049733  
O.P.R.T.C.T.

Boundary Survey plat of  
1.736 ACRES OF LAND  
Located in the

M. D. Dickey Survey, Abstract No. 1986 and  
the Thomas J. Hanks Survey, Abstract No. 644  
City of Mansfield, Tarrant County, Texas