

CROWLEY PLOVER RD
FM HWY 1187
(100' RIGHT-OF-WAY)

OWNER:
JAVEED AUSHRIF
JASON
DOC. NO. D222043519

OWNER:
DODSON & DODSON, LLC
DOC. NO. D205031354

OWNER:
JAVEED AUSHRIF JASON
DOC. NO. D222043519

NEELY, JAMES E SURVEY
ABSTRACT 1180

OWNER:
PARK DALE ENTERPRISES, LLC
DOC. NO. D208176660

OWNER:
BISON ASSET
MANAGEMENT LLC
DOC. NO. D222017675

OWNER:
WHITFILL MICHAEL JR
DOC. NO. D213056167

OWNER:
CIVITAS AT CROWLEY LLC
DOC. NO. D222003539

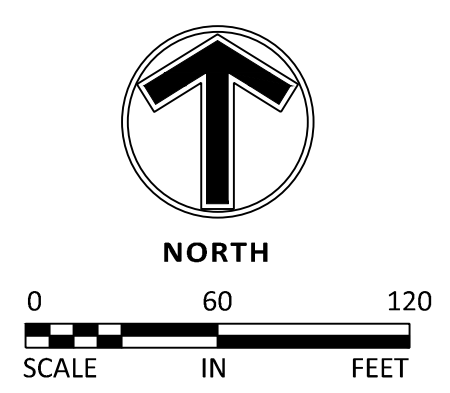
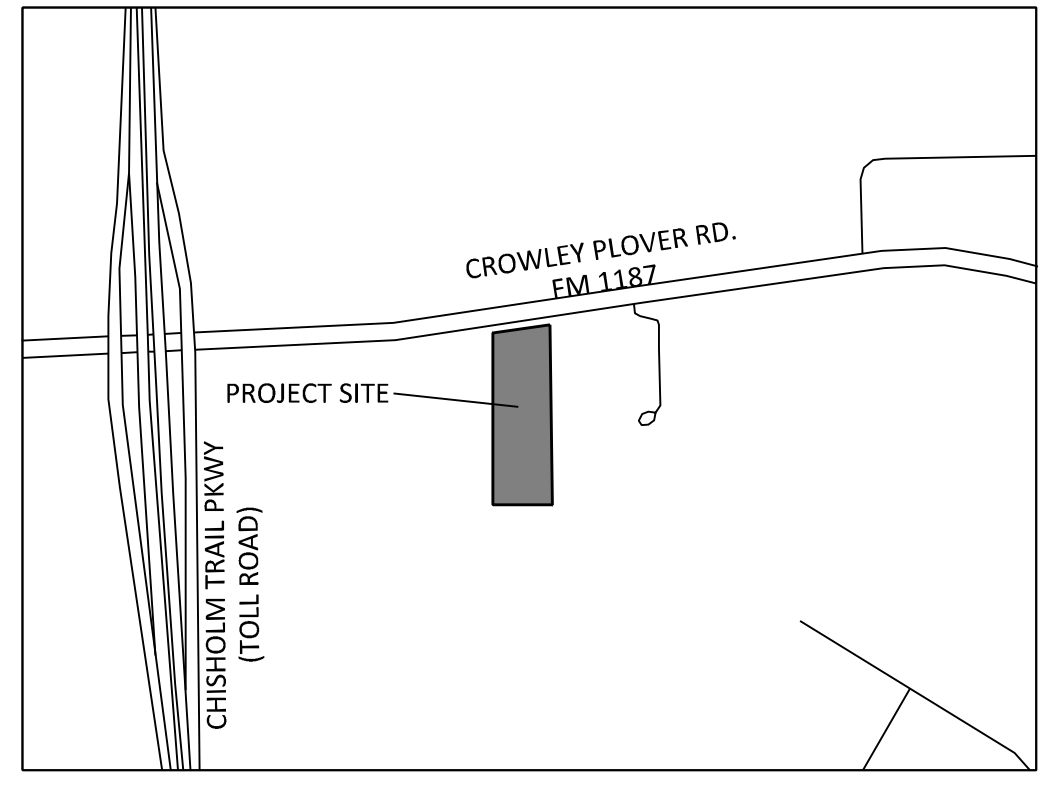
SUBJECT PROPERTY

LEGAL DESCRIPTION:
Being all that tract of land situated in the J.E. Neely Survey, Abstract No. 1180, Tarrant County, Texas, as described in deed to Dodson & Dodson, LLC as recorded in Tarrant County Clerk's Document No. 205031354 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:
BEGINNING at a 3/4-inch iron pipe found on the south line of said J.E. Neely Survey for the southeast corner of a tract of land described in deed to Bison Asset Management, LLC as recorded in County Clerk's Document No. 222017675 O.P.R.T.C.T., from which a 1/2-inch iron rod found on the east right-of-way line of FM 1902 for the southwest corner of said Bison Management, LLC property bears South 89 degrees 22 minutes 30 seconds West, a distance of 350.03 feet;
THENCE North 00 degrees 26 minutes 31 seconds West, along the east line of said Bison Management, LLC tract, passing at a distance of 449.56 feet the northeast corner of said Bison Management, LLC tract and the southeast corner of a tract of land described in deed to Javeed Aushrif, as recorded in Tarrant County Clerk's Document No. 222043519 O.P.R.T.C.T., and continuing along the east line of said Aushrif tract in all, a total distance of 1,062.32 feet to a 5/8-inch iron rod found on the south right-of-way line of FM 1187 (a 100-foot right-of-way line);
THENCE North 81 degrees 52 minutes 23 seconds East, along said south line, a distance of 403.45 feet to a 1/2-inch iron rod found for the northwest corner of a tract of land described in deed to Park Dale Enterprises, LLC, as recorded in Tarrant County Clerk's Document No. 208176660 O.P.R.T.C.T.;
THENCE South 00 degrees 27 minutes 08 seconds East, departing said south line and along the west line of said Park Dale Enterprises, LLC tract, passing at a distance of 1,078.98 feet a 5/8-inch iron rod with yellow plastic cap stamped "SAMBATEK" set for reference, and continuing in all, a total distance of 1,113.74 feet to a point for corner;
THENCE South 89 degrees 16 minutes 35 seconds West, departing said west line, a distance of 143.33 feet to an 8-inch fence post found for corner;
THENCE South 00 degrees 31 minutes 26 seconds East, a distance of 1.00 feet to a point for corner on the south line of said J.E. Neely Survey;
THENCE South 89 degrees 22 minutes 30 seconds West, a distance of 256.70 feet to the POINT OF BEGINNING AND CONTAINING 435,226-square feet, or 9.991-acres of land more or less.

LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ⊙ FOUND CAST IRON MONUMENT
- ☒ AIR CONDITIONER
- △ SIGN
- ← GUY ANCHOR
- ⊗ ELECTRIC METER
- ☒ TRANSFORMER
- ⊗ GAS METER
- ⊙ COMMUNICATIONS MANHOLE
- ☒ CABLE TV BOX
- ☒ TELEPHONE PEDESTAL
- ⊙ SANITARY MANHOLE
- ⊙ CLEAN OUT
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ WATER MANHOLE
- ⊗ GATE VALVE / HYDRANT
- ◇ WATERMAIN
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ FLARED END SECTION
- ⊙ ELECTRIC TRANSFORMER
- ⊙ TELEPHONE PEDESTAL
- ⊙ GAS METER
- ⊙ OVERHEAD WIRE
- ⊙ IRON FENCE
- ⊙ WOOD FENCE
- ☒ CONTROL BOX
- ⊙ HYDRANT
- ⊗ GATE VALVE
- ⊙ BOLLARD
- ☒ BENCH
- ☒ CONTROL BOX
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONTOUR
- BOUNDARY LINE
- BUILDING CANOPY
- CONCRETE CURB
- (100.00) DEED DISTANCE
- IRON FENCE
- SECTION LINE
- ## REGULAR PARKING STALL COUNT
- × 800 SPOT ELEVATIONS

VICINITY MAP



SURVEY NOTES

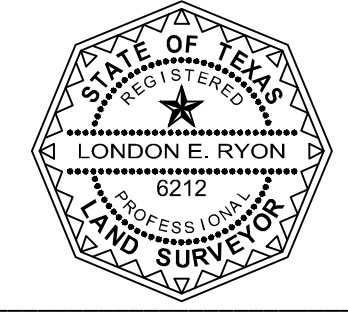
- This survey was prepared utilizing Title Commitment File No. CB-8524-TS, by WFG National Title Insurance Company, bearing an effective date of 08/22/2023 at 3:00 AM
- The bearing system is based on the Texas State Plane Coordinate System of NAD 83 (2011 Adj), North Central Zone 4202.

CERTIFICATION

To: WFG National Title Insurance Company; Dodson & Dodson, LLC:
This is to certify that this map or plat and the survey on which it is based was made on the ground and under my direct supervision. The field work was completed on 09/14/2023.

Dated this 20 day of September, 2023.

Sambatek, Inc.
London E. Ryon



London E. Ryon
Texas RPLS License No. 6212
TBPLS Firm No. 10194760
lryon@sambatek.com

24.15 (LIMS TECH) | LONDON RYON | 9/15/2023 2:45:57 PM | PROJECTS\52436\CAD\SURVEYS\52463-TITLE SURVEY.DWG:1

NO	DATE	BY	CKD	APPR	COMMENT

PRELIMINARY	DRAWN BY JB	 www.sambatek.com Engineering Surveying Planning Environmental TEXAS BPELS REG. F-19014 SURVEY REG. 10194760
DESIGN REVIEW	DESIGNED BY	
PERMIT SUBMITTAL	CHECKED BY LR	
CONSTRUCTION DOCUMENTS	PROJECT NO. 52436	

EVOLVE PROPERTIES, LLC
9.991-ACRE LAND TITLE SURVEY

3735 HWY 1187, FORT WORTH, TARRANT COUNTY, TEXAS