

Field: AT/BNN
 Drafter: BNN-DFW4542
 Revision:
 Revision:

RECORD DESCRIPTION: Being Lot 1RA, Block 7, Industrial Park Addition, an addition in the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 6241 of the Plat Records of Tarrant County, Texas.

- LEGEND OF SYMBOLS**
- air conditioner
 - boreshole
 - 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
 - road sign
 - 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
 - utility sign
 - 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

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

To: Fidelity National Title Insurance Company
 Fidelity National Title Agency, Inc.
 Randal M. Boss:

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, 7b1, 8, 9 & 15 of Table A thereof. The fieldwork was completed on September 30, 2021.



Jewel Chadd
 Registered Professional
 Land Surveyor No. 574
 jewel@jphls.com
 October 7, 2021
 Revised October 11, 2021 - address revised to

SURVEYOR'S NOTES:

- Subject property's record description's error of closure, 0.00'
- No observed evidence of striping or parking spaces at the time of the survey.
- The improvements shown hereon were derived from rectified orthophotography having a root mean square error of 0.11 of a foot. The aerial photography was performed by JPH on September 30, 2021.
- The road name is posted as Iron Horse Boulevard, listed as Industrial Park Drive on Cabinet A, Slide 6241 P.R.T.C.T..

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

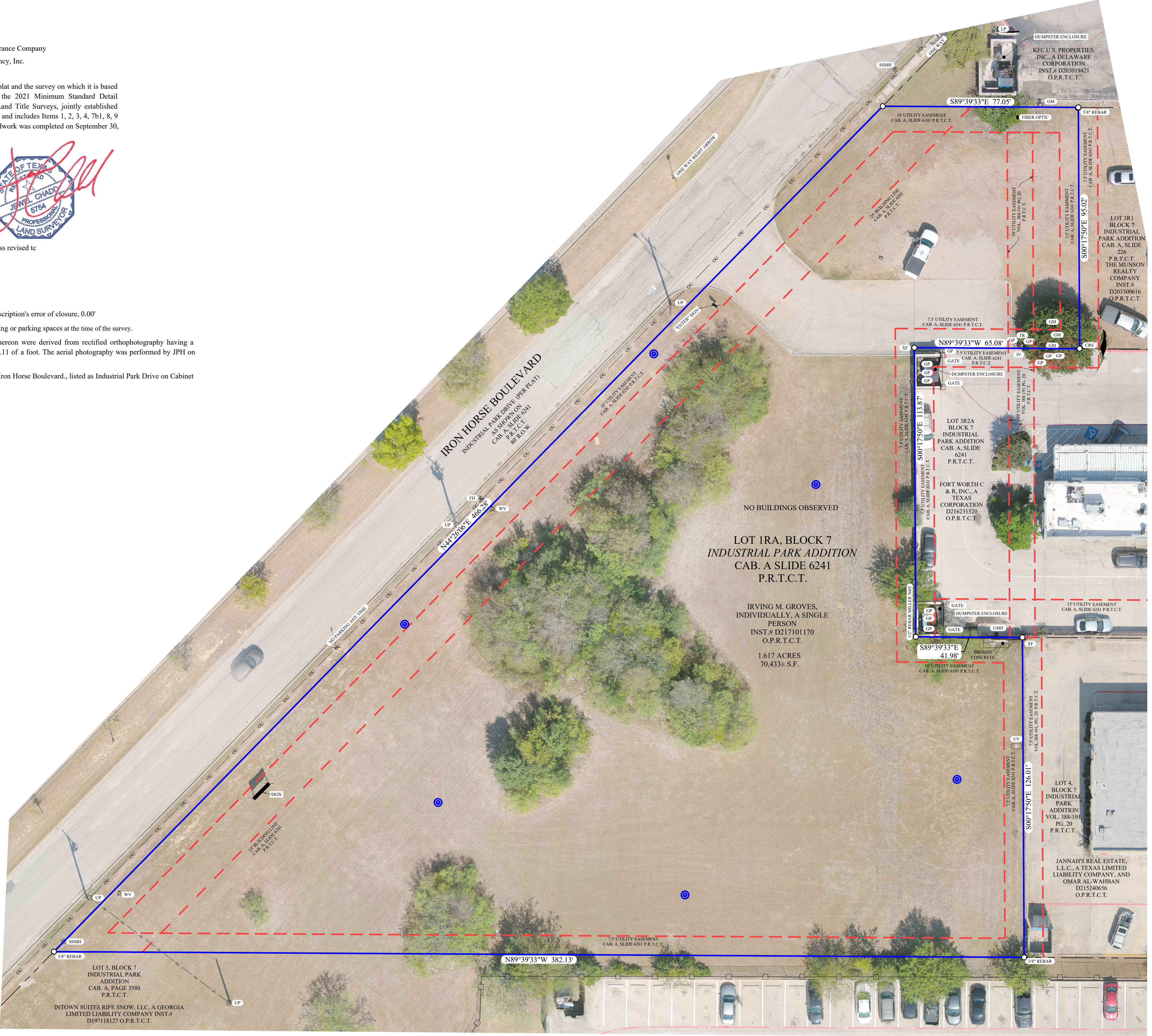
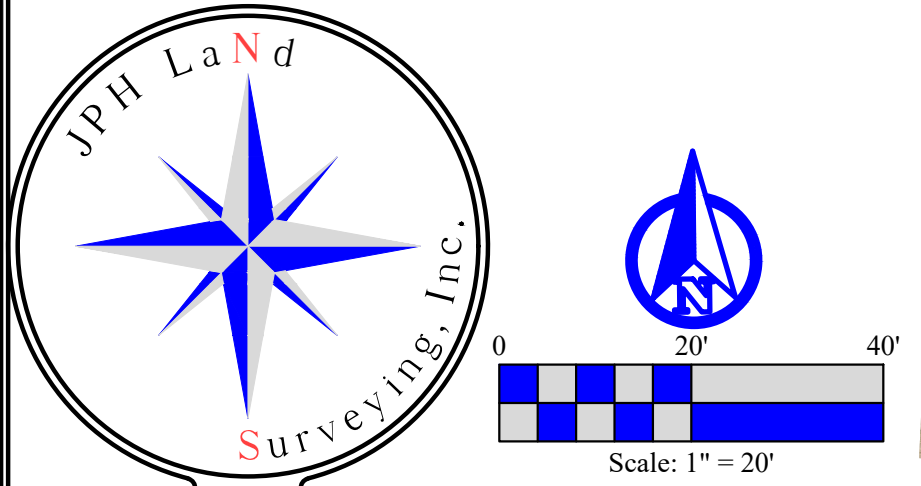
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0205L, dated 2019/03/21, via scaled map layer and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

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)
 Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFl, TxCS, '83, NCZ
 Elevations, if shown, are NAVD'83 (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.
 XF X-Cut found in concrete

LEGEND OF ABBREVIATIONS

US.SyFl. United States Survey Feet
 TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
 NAVD'83 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/PAGE/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line



TITLE COMMITMENT NOTES:
 This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FTDAL-34-9000342100563, Commitment # 9000342100563, effective August 25, 2021, and issued October 11, 2021. 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 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 designer 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 designers used in the title commitment.	its location is shown	lies within, crosses, or touches the indicated tract	it is not on, does not touch, and/or does not directly affect the indicated tract	it is a blanket easement	its location could not be determined from the record documents	there is evidence at the time of the fieldwork	it links, access to, or otherwise abutting right of way	documents are illegible	may have been released or otherwise terminated
1	Declaration of Protective Covenants, Vol. 8025 Pg. 2197 D.R.T.C.T.				X							
1	Declaration of Protective Covenants, Vol. 8025 Pg. 1279 D.R.T.C.T.				X							
1	Amendment to Declaration of Protective Covenants for Commerce Building Park, Vol. 11088 Pg. 398 D.R.T.C.T.				X							
10f(i)	Plat, Cab. A Slide 6241, P.R.T.C.T. Seven and one-half foot utility easements											
10f(ii)	Plat, Cab. A Slide 6241, P.R.T.C.T. Ten foot utility easements											
10f(iii)	Plat, Cab. A Slide 6241, P.R.T.C.T. Twenty five foot building line											
10g	Declaration of Protective Covenants, Vol. 8025 Pg. 2197 D.R.T.C.T.				X			X				
10g	Declaration of Protective Covenants, Vol. 8026 Pg. 1279 D.R.T.C.T.				X			X				



VICINITY MAP
 NOT TO SCALE

ALTA / NSPS LAND TITLE SURVEY
 1.617 ACRES
 BEING
 LOT 1RA, BLOCK 7
 INDUSTRIAL PARK ADDITION
 CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS
 ADDRESS: 6640 INDUSTRIAL PARK BLVD (PER APPRAISAL DISTRICT)

JPH Land Surveying, Inc.
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 DFW-Houston | Central Texas | West Texas