

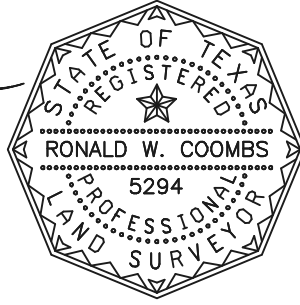
SURVEYOR'S CERTIFICATE

TO KELCHER-ROY BUSINESS VENTURES LLC, NELLIE WALKER, ALLIANT NATIONAL TITLE INSURANCE COMPANY AND RATTIKIN TITLE COMPANY, FILE NO. GF# 25-0252, EFFECTIVE DATE FEBRUARY 3, 2025;

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE DATE SPECIFIED BELOW, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

SURVEYED ON THE GROUND  
FEBRUARY 21, 2025

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



TITLE COMMITMENT OF # 25-0252 EXCEPTIONS;

TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 1680, PG. 352, D.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. 2576, PG. 494, D.R.T.C.T. NOTHING IS PLOTTABLE HEREON.

ENERGY TRANSFER FUEL, L.P. EASEMENT RECORDED IN CC# D206245412, D.R.T.C.T. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

PERMANENT DRAINAGE EASEMENT TO CITY OF MANSFIELD RECORDED IN CC# D212265590, D.R.T.C.T. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

R.O.W. TO CITY OF MANSFIELD RECORDED IN CC# D212265591, D.R.T.C.T. LIES WITHIN THE RIGHT-OF-WAY OF WEST BROAD STREET ABUTTING THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ENERGY TRANSFER FUEL, L.P. EASEMENT RECORDED IN CC# D213073373, D.R.T.C.T. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

R.O.W. TO CITY OF MANSFIELD RECORDED IN CC# D220064559, D.R.T.C.T. LIES WITHIN THE RIGHT-OF-WAY OF RETTA ROAD ABUTTING THE SUBJECT PROPERTY AND IS SHOWN HEREON.

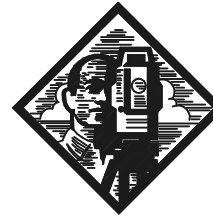
SANITARY SEWER EASEMENT TO THE CITY OF MANSFIELD, RECORDED IN CC# D220064560, D.R.T.C.T. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

SANITARY SEWER EASEMENT TO THE CITY OF MANSFIELD, RECORDED IN CC# D220144132, D.R.T.C.T. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

* CURVE DATA *					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	600.00'	12.91'	1°13'59"	12.91'	N 23°22'26"W
C2	600.00'	77.52'	7°24'11"	77.47'	N 26°27'35"W
C3	70.00'	108.34'	88°40'33"	97.84'	N 14°18'39"E
C4	70.00'	110.24'	90°14'06"	99.20'	S 75°09'57"E
C5	600.00'	64.62'	6°10'15"	64.59'	N 27°04'33"W

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.

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.  
P.O. Box 6160 Fort Worth Texas 76115  
(817) 920-7600

T.B.P.L.S. FIRM No. 1011800

CLS JOB No. 19-0089  
GF No. 25-0252

\* N O T E \*

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. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009

LEGAL DESCRIPTION

BEING a tract of land located in the THOMAS J. HANKS SURVEY, ABSTRACT No. 644, City of Mansfield, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of that certain tract of land described as Tract 2 in deed to Josepdam Real Estate LLC, recorded in Clerk's File No. D221049733 of the Deed Records of Tarrant County, Texas and lying in the Northeast right-of-way line of Retta Road as described in deed to the City of Mansfield, recorded in Clerk's File No. D220064559 of the Deed Records of Tarrant County, Texas;

THENCE along the said Northeast right-of-way line of said Retta Road as follows:

NORTHWESTERLY, 12.91 feet along a Curve to the Right, having a radius of 600.00 feet, a central angle of 01° 13' 59" and a chord bearing N 23° 22' 26" W, 12.91 feet to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve and the Beginning of a Curve to Left;

NORTHWESTERLY, 77.52 feet along said Curve to the Left, having a radius of 600.00 feet, a central angle of 07° 24' 11" and a chord bearing N 26° 27' 35" W, 77.47 feet to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

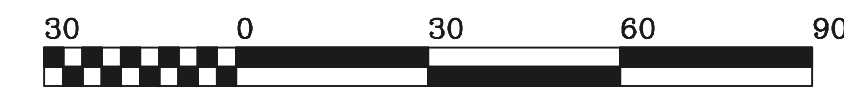
N 30° 09' 39" W, 131.72 feet to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 108.34 feet along said Curve to the Right, having a radius of 70.00 feet, a central angle of 88° 40' 33" and a chord bearing N 14° 18' 39" E, 97.84 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "JBI" at the End of said Curve, lying in the Southeast right-of-way line of West Broad Street as described in deed to the City of Mansfield, recorded in Clerk's File No. D212265591 of the Deed Records of Tarrant County, Texas;

THENCE N 58° 36' 48" E, 384.65 feet along the Southeast right-of-way line of said West Broad Street to a point in a power pole in the Northeast boundary line of aforesaid Walker Tract;

THENCE S 30° 09' 52" E, at 14.42 feet passing a 1/2-inch iron rod found at the Northwest corner of Lot 1, Block 1, Sandoval Addition, an addition to the City of Mansfield, Texas, according to the plat recorded in Cabinet A, Slide 6682 of the Plat Records of Tarrant County, Texas and continuing in a total distance of 290.07 feet along the Northeast boundary line of said Walker Tract to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of aforesaid Josepdam Real Estate Tract, from which a 1/2-inch iron rod found with yellow plastic cap stamped "VMA" bears S 30° 09' 52" E, 43.49 feet;

THENCE S 58° 36' 48" W, 459.75 feet along the Northerly boundary line of said Josepdam Real Estate Tract to the PLACE OF BEGINNING, containing 2.999 acres (130,635 square feet) of land.



SCALE: 1" = 30'

Survey plat of  
2.999 ACRES OF LAND  
Located in the  
Thomas J. Hanks Survey, Abstract No. 644  
City of Mansfield, Tarrant County, Texas