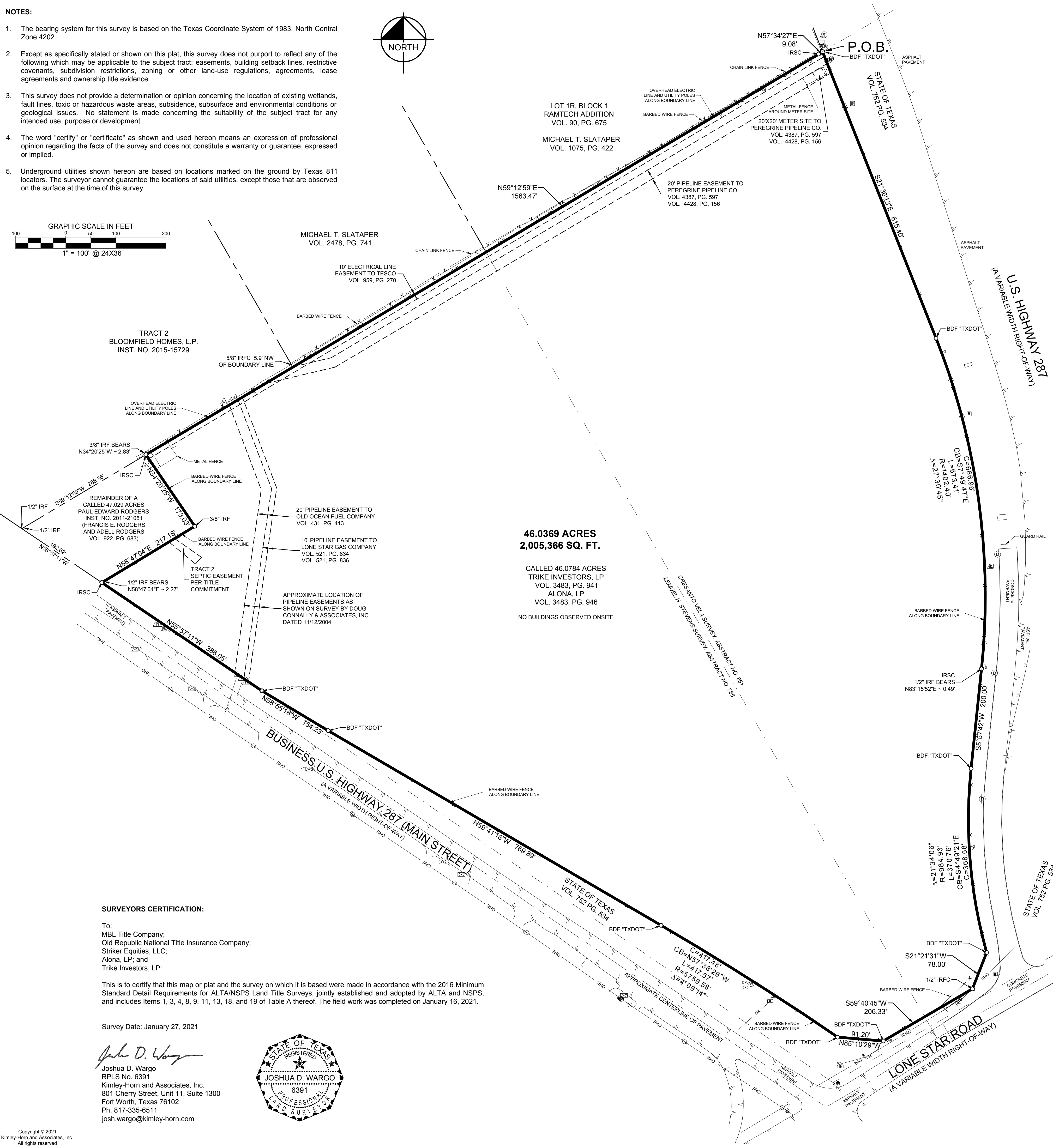
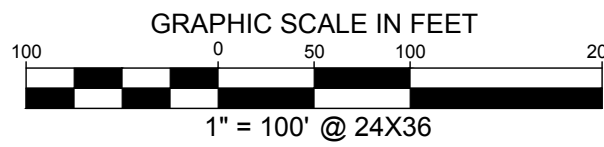
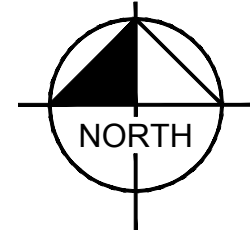


NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
- This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Underground utilities shown hereon are based on locations marked on the ground by Texas 811 locators. The surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.



**46.0369 ACRES
2,005,366 SQ. FT.**

CALLED 46.0784 ACRES
TRIKE INVESTORS, LP
VOL. 3483, PG. 941
ALONA, LP
VOL. 3483, PG. 946

NO BUILDINGS OBSERVED ONSITE

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 46.0369 acre (2,005,366 square foot) tract of land situated in the Lemuel H. Stevens Survey, Abstract No. 785, and in the Cresanto Vela Survey, Abstract No. 851, City of Mansfield, Johnson County, Texas, being a portion of a called 46.0784 acre tract of land as described in the Special Warranty Deed to Trike Investors, LP, recorded in Volume 3483, Page 941, and in the Special Warranty Deed to Alona, LP, recorded in Volume 3483, Page 946, both in the Official Public Records, Johnson County, Texas, and being a portion of a called 47.029 acre tract of land as described in the Special Warranty Deed to Francis E. Rodgers and Adell Rodgers, recorded in Volume 922, Page 683, in the Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a brass disk stamped "TXDOT" found at the northernmost corner of the said called 46.0784 acre tract of land, being on the westerly right-of-way line of U.S. Highway 287, a variable width right-of-way as described in the deed to the State of Texas, recorded in Volume 752, Page 534, in said Deed Records;

THENCE with the said westerly right-of-way line the following four (4) calls:

South 21°36'13" East, a distance of 615.40 feet to a brass disk stamped "TXDOT" found at the beginning of a non-tangent curve to the right having a central angle of 27°30'45", a radius of 1402.40 feet, a chord bearing and distance of South 7°49'47" East, 666.96 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 673.41 feet to a 5/8-inch iron rod with "KHA" cap set for corner from which a 1/2-inch iron rod found bears North 83°15'52" East, a distance of 0.49 feet;

South 5°57'42" West, a distance of 200.00 feet to a brass disk stamped "TXDOT" found at the beginning of a tangent curve to the left having a central angle of 21°34'06", a radius of 984.93 feet, a chord bearing and distance of South 4°49'21" East, 368.58 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 370.76 feet to a brass disk stamped "TXDOT" found for corner, being at the north end of a corner clip at the intersection of the said westerly right-of-way line and the northwest right-of-way line of Lone Star Road, a variable width right-of-way as described in the said deed to the State of Texas, recorded in Volume 752, Page 534;

THENCE South 21°21'31" West, along said corner clip, a distance of 78.00 feet to a 1/2-inch iron rod with cap found for corner, being on the said northwest right-of-way line of Lone Star Road;

THENCE South 59°40'45" West, with the said northwest right-of-way line, a distance of 206.33 feet to a brass disk stamped "TXDOT" found for corner, being at the east end of a corner clip at the intersection of the said northwest right-of-way line and the northeast right-of-way line of Business U.S. Highway 287 (Main Street), a variable width right-of-way as described in the said deed to the State of Texas, recorded in Volume 752, Page 534;

THENCE North 85°10'29" West, along said corner clip, a distance of 91.20 feet to a brass disk stamped "TXDOT" found for corner, being on the said northeast right-of-way line of Business U.S. Highway 287, and being at the beginning of a non-tangent curve to the left having a central angle of 4°09'14", a radius of 5759.58 feet, a chord bearing and distance of North 57°38'29" West, 417.48 feet;

THENCE with the said northeast right-of-way line the following three (3) calls:

In a northwesterly direction, with said curve to the left, an arc distance of 417.57 feet to a brass disk stamped "TXDOT" found for corner;

North 59°41'18" West, a distance of 769.89 feet to a brass disk stamped "TXDOT" found for corner;

North 58°55'16" West, a distance of 154.23 feet to a brass disk stamped "TXDOT" found for corner, being at the westernmost corner of that certain tract of land described in the said deed to the State of Texas, recorded in Volume 752, Page 534, and being on the southwest line of the aforementioned called 47.029 acre tract of land;

THENCE North 55°57'11" West, with the southwest line of the said called 47.029 acre tract of land, and continuing along the northeast right-of-way line of Business U.S. Highway 287, a distance of 386.05 feet to a 5/8-inch iron rod with "KHA" cap set for corner, from which a 1/2-inch iron rod found at the westernmost corner of the said called 47.029 acres bears North 55°57'11" West, a distance of 192.62 feet;

THENCE North 58°47'04" East, departing the said northeast right-of-way line and the said southwest line, at a distance of 2.27 feet passing a 1/2-inch iron rod found at the westernmost corner of the aforementioned called 46.0784 acre tract of land, and continuing with a northwest line of the said called 46.0784 acre tract of land in all a total distance of 217.18 feet to a 3/8-inch iron rod found for an interior corner of the said called 46.0784 acre tract of land;

THENCE North 34°20'25" West, with a southwest line of the said called 46.0784 acre tract of land a distance of 173.03 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being on the northwest line of the said called 47.029 acre tract of land, from which a 1/2-inch iron rod found at the westernmost corner of the said called 47.029 acre tract of land bears South 59°12'59" West, a distance of 288.36 feet, and from which a 3/8-inch iron rod found bears North 34°20'25" West, a distance of 2.83 feet;

THENCE North 59°12'59" East, with the northwest line of the said called 47.029 acre tract of land, a distance of 1563.47 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 57°34'27" East, continuing along the said northwest line, a distance of 9.08 feet to the **POINT OF BEGINNING** and containing 46.0369 acres or 2,005,366 square feet of land, more or less.

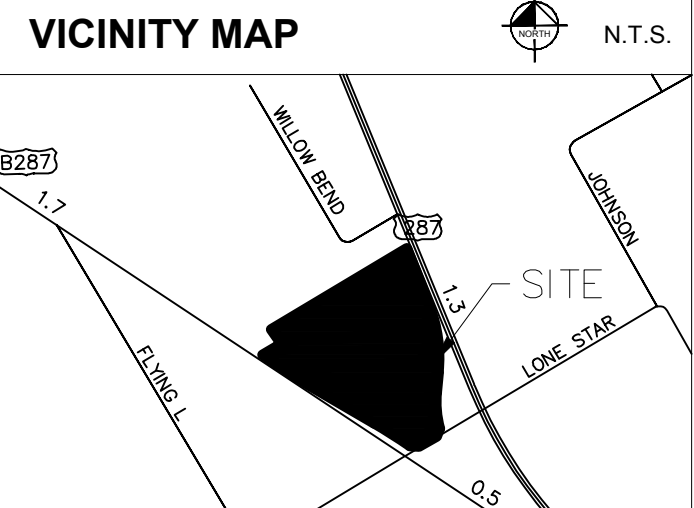
NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, provided by Old Republic National Title Insurance Company, GF. No. 200780-14, effective date December 13, 2020, issued December 22, 2020.)

- The easement recorded in Volume 431, Page 413 of the Deed Records of Johnson County, Texas is located on the subject tract as shown hereon.
- The easement recorded in Volume 521, Page 834 of the Deed Records of Johnson County, Texas is located on the subject tract as shown hereon.
- The easement recorded in Volume 521, Page 836 of the Deed Records of Johnson County, Texas is located on the subject tract as shown hereon.
- The easement recorded in Volume 959, Page 270 of the Deed Records of Johnson County, Texas is located on the subject tract as shown hereon.
- The easement recorded in Volume 4387, Page 597 of the Official Public Records of Johnson County, Texas is located on the subject tract as shown hereon.
- The easement recorded in Volume 4428, Page 156 of the Official Public Records of Johnson County, Texas is located on the subject tract as shown hereon.
- Subject tract is part of the tract of land described in the document recorded in Volume 3791, Page 413 of the Official Public Records of Johnson County, Texas.
- Subject tract is part of the tract of land described in the document recorded in Volume 3791, Page 416 of the Official Public Records of Johnson County, Texas.
- Subject tract is part of the tract of land described in the document recorded in Volume 4358, Page 397 of the Official Public Records of Johnson County, Texas.
- Subject tract is part of the tract of land described in the document recorded in Volume 3789, Page 917 of the Official Public Records of Johnson County, Texas.

FLOOD STATEMENT:

According to Community Panel No. 48251C0125J, dated December 04, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Johnson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If portions of this site are not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LEGEND

☐	ROOF DRAIN	☐	MAL. BOX
☐	CABLE TV HANDHOLE	☐	NEWS STAND
☐	CABLE TV MANHOLE	☐	PHONE BOOTH
☐	CABLE TV MARKER FLAG	☐	SECURITY CAMERA
☐	CABLE TV VAULT	☐	TRASH BIN
☐	COMMUNICATIONS BOX	☐	SANITARY SEWER BOX
☐	COMMUNICATIONS HANDHOLE	☐	SANITARY SEWER CLEAN OUT
☐	COMMUNICATIONS MARKER FLAG	☐	SANITARY SEWER HANDHOLE
☐	COMMUNICATIONS MARKER SIGN	☐	SANITARY SEWER LIFT STATION
☐	COMMUNICATIONS VAULT	☐	SANITARY SEWER METER
☐	ELEVATION BENCHMARK	☐	SANITARY SEWER MARKER SIGN
☐	FLOW DIRECTION	☐	SANITARY SEWER SEPTIC TANK
☐	FIBER OPTIC BOX	☐	STORM SEWER VAULT
☐	FIBER OPTIC HANDHOLE	☐	STORM SEWER BOX
☐	FIBER OPTIC MANHOLE	☐	STORM SEWER DRAIN
☐	FIBER OPTIC MARKER FLAG	☐	STORM SEWER HANDHOLE
☐	FIBER OPTIC MARKER SIGN	☐	STORM SEWER METER
☐	FIBER OPTIC VAULT	☐	STORM SEWER MANHOLE
☐	FUEL TANK	☐	STORM SEWER MARKER FLAG
☐	GAS BOX	☐	STORM SEWER MARKER SIGN
☐	GAS MANHOLE	☐	STORM SEWER VAULT
☐	GAS MARKER FLAG	☐	TRAFFIC SIGNAL
☐	GAS MARKER SIGN	☐	TRAFFIC SIGNAL
☐	GAS TANK	☐	TRAFFIC SIGNAL
☐	GAS VAULT	☐	TRAFFIC SIGNAL
☐	GAS VALVE	☐	TRAFFIC SIGNAL
☐	GAS WELL	☐	TRAFFIC SIGNAL
☐	TELEPHONE BOX	☐	TRAFFIC VAULT
☐	TELEPHONE HANDHOLE	☐	UNIDENTIFIED BOX
☐	TELEPHONE MANHOLE	☐	UNIDENTIFIED HANDHOLE
☐	TELEPHONE MARKER FLAG	☐	UNIDENTIFIED METER
☐	TELEPHONE MARKER SIGN	☐	UNIDENTIFIED MARKER
☐	TELEPHONE VAULT	☐	UNIDENTIFIED MARKER FLAG
☐	PIPELINE BOX	☐	UNIDENTIFIED MARKER SIGN
☐	PIPELINE HANDHOLE	☐	UNIDENTIFIED POLE
☐	PIPELINE METER	☐	UNIDENTIFIED TANK
☐	PIPELINE MANHOLE	☐	UNIDENTIFIED VAULT
☐	PIPELINE MARKER FLAG	☐	UNIDENTIFIED VALVE
☐	PIPELINE MARKER SIGN	☐	WATER HANDHOLE
☐	PIPELINE VAULT	☐	WATER BOX
☐	PIPELINE VAULT	☐	FIRE DEPT. CONNECTION
☐	ELECTRIC BOX	☐	WATER HANDHOLE
☐	FLOOD LIGHT	☐	FIRE HYDRANT
☐	GUY ANCHOR	☐	WATER METER
☐	IRFC ANCHOR POLE	☐	WATER MANHOLE
☐	ELECTRIC MANHOLE	☐	WATER MARKER FLAG
☐	ELECTRIC MARKER SIGN	☐	WATER MARKER SIGN
☐	ELECTRIC METER	☐	WATER TANK
☐	ELECTRIC MANHOLE	☐	WATER VAULT
☐	ELECTRIC MARKER FLAG	☐	WATER VAULT
☐	ELECTRIC MARKER SIGN	☐	AIR RELEASE VALVE
☐	UTILITY POLE	☐	WATER WELL
☐	ELECTRIC SWITCH	☐	IRFC IRON ROD WITH "KHA" CAP SET
☐	ELECTRIC TRANSFORMER	☐	IRFC IRON ROD WITH CAP FOUND
☐	ELECTRIC VAULT	☐	MNS MAG NAIL SET
☐	HANDICAPPED PARKING	☐	MAG NAIL FOUND
☐	PARKING METER	☐	IRFC IRON ROD FOUND
☐	RAILROAD BOX	☐	"X" CUT IN CONCRETE SET
☐	RAILROAD HANDHOLE	☐	"X" CUT IN CONCRETE FOUND
☐	RAILROAD SIGN	☐	BRASS DISK FOUND
☐	RAILROAD SIGN	☐	P.O.B. POINT OF BEGINNING
☐	RAILROAD VAULT	☐	P.O.C. POINT OF COMMENCING
☐	SON		
☐	MARQUEE/BILLBOARD		
☐	AC UNIT		
☐	BASKET BALL GOAL		
☐	BORE LOCATION		
☐	FLAG POLE		
☐	GOAL POST		
☐	GREASE TRAP		
☐	IRRIGATION VALVE		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND CABLE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

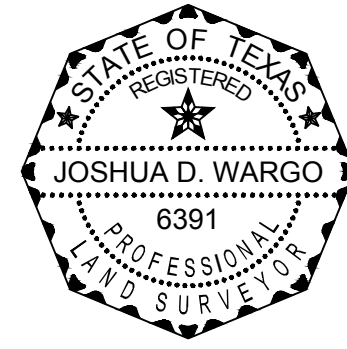
SURVEYORS CERTIFICATION:

To:
MBL Title Company;
Old Republic National Title Insurance Company;
Striker Equities, LLC;
Alona, LP; and
Trike Investors, LP;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 11, 13, 18, and 19 of Table A thereof. The field work was completed on January 16, 2021.

Survey Date: January 27, 2021

Joshua D. Wargo
Joshua D. Wargo
RPLS No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
josh.wargo@kimley-horn.com



ALTA/NSPS LAND TITLE SURVEY
46.0369 ACRES
LEMUEL H. STEVENS, ABSTRACT NO. 785
AND CRESANTO VELA SURVEY
ABSTRACT NO. 851
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DMD	JDW	1/27/2021	063222311	1 OF 1