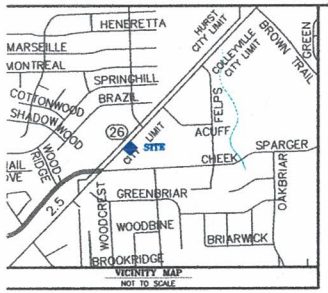

BRITTAIN & CRAWFO
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FIRM CERTIFICATION# 1019000

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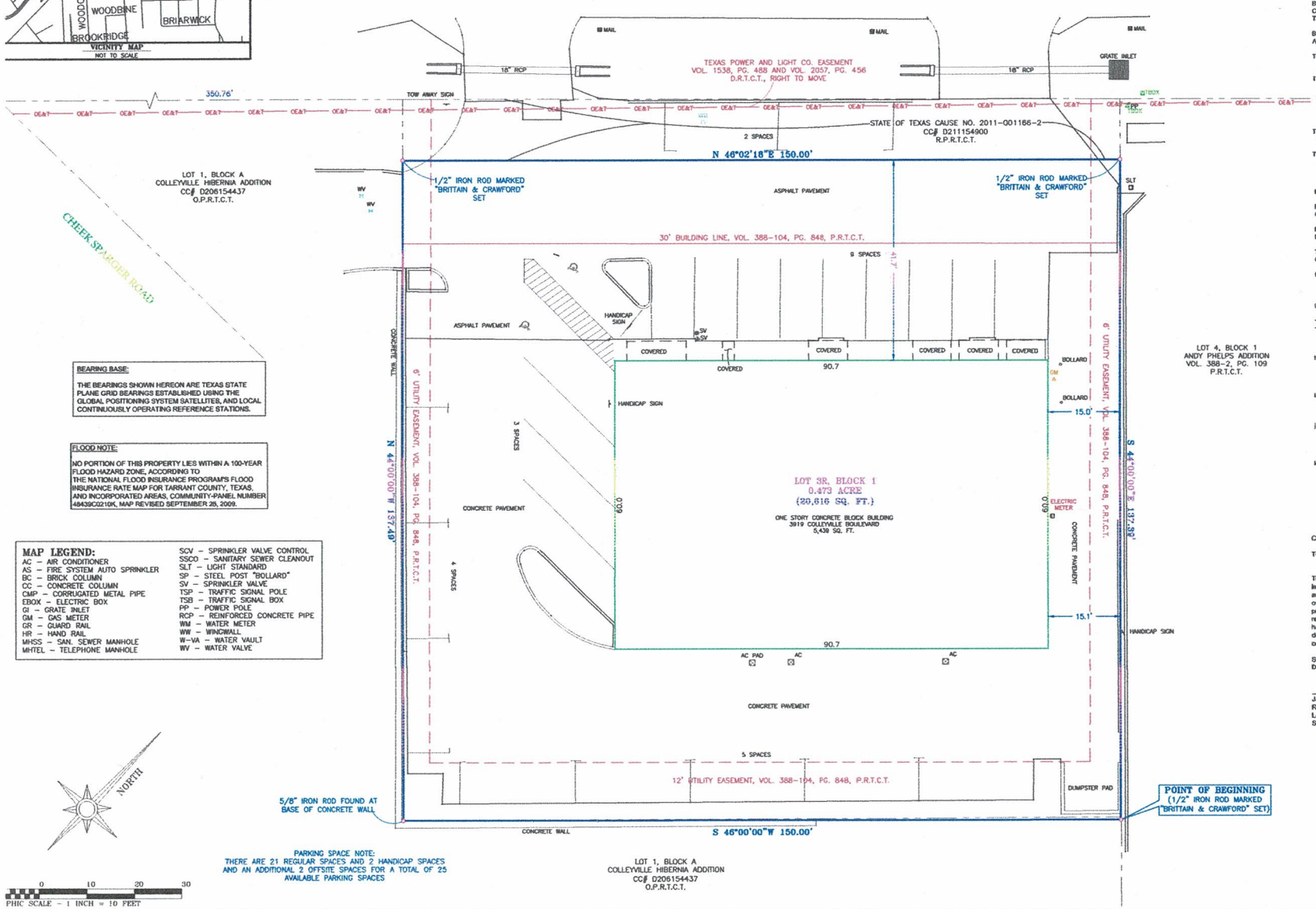

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0210K, MAP REVISED SEPTEMBER 25, 2009.

MAP LEGEND:

AC – AIR CONDITIONER
AS – FIRE SYSTEM AUTO SPRINKLER
BC – BRICK COLUMN
CC – CONCRETE COLUMN
CMP – CORRUGATED METAL PIPE
EBOX – ELECTRIC BOX
GI – GRATE INLET
GM – GAS METER
GR – GUARD RAIL
HR – HAND RAIL
MHSS – SAN. SEWER MANHOLE
MHTEL – TELEPHONE MANHOLE
SCV – SPRINKLER VALVE CONTROL
SSCO – SANITARY SEWER CLEANOUT
SLT – LIGHT STANDARD
SP – STEEL POST "BOLLARD"
SV – SPRINKLER VALVE
TSP – TRAFFIC SIGNAL POLE
TSB – TRAFFIC SIGNAL BOX
PP – POWER POLE
RCP – REINFORCED CONCRETE PIPE
WM – WATER METER
WW – WINGWALL
W-VA – WATER VAULT
WV – WATER VALVE

PARKING SPACE NOTE:
THERE ARE 21 REGULAR SPACES AND 2 HANDICAP SPACES AND AN ADDITIONAL 2 OFFSITE SPACES FOR A TOTAL OF 25 AVAILABLE PARKING SPACES

LEGAL DESCRIPTION

BEING 0.473 acre of land located in Lot 3-R, Block 1, ANDY FELPS ADDITION, to the City of Colleyville, Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-104, Page 848, of the Plat Records of Tarrant County, Texas. Said 0.473 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set, at the East corner of said Lot 3-R, ANDY FELPS ADDITION;

THENCE S 46° 00' 00" W 150.00 feet, along the Southeast boundary line of said Lot 3-R, to a 5/8" iron rod found, at the South corner of said Lot 3-R;

THENCE N 44° 00' 00" W 137.47 feet, along the Southwest boundary line of said Lot 3-R, to a 1/2" iron rod marked "Brittain & Crawford" set, in the Southeast boundary line of the tract of land conveyed to the State of Texas, for the expansion on Colleyville Boulevard (State Highway No. 121), by judgement issued in Condemnation Proceeding filed under Cause No. 2011-001166-2, in County Court at Law No. 2, Tarrant County, Texas, a certified copy of which was recorded in County Clerk's File No. D211154000, of the Real Property Records of Tarrant County, Texas;

THENCE N 46° 02' 18" E 150.00 feet, along the Southeast boundary line of said State of Texas Tract, to a 1/2" iron rod marked "Brittain & Crawford" set, in the Northeast boundary line of said Lot 3-R;

THENCE S 44° 00' 00" E 137.39 feet, along the Northeast boundary line of said Lot 3-R, to the POINT OF BEGINNING containing 0.473 acre (20,613 SQUARE FEET) of land.

EASEMENT NOTES

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO: 16-247261-PC, EFFECTIVE DATE: FEBRUARY 25, 2016, ISSUED DATE: MARCH 8, 2016.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ITEM NO. 10

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

f. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE AIRPORT ZONING ORDINANCE NO. 71-100, FOR -FORT WORTH INTERNATIONAL AIRPORT RECORDED IN VOLUME 7349, PAGE 1106, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

g. THE FOLLOWING EASEMENT(S) AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN VOLUME 388-104, PAGE 848, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO-WIT:
- THIRTY (30') FOOT BUILDING LINE ALONG THE NORTHWEST PROPERTY LINE
- SIX (6') FOOT UTILITY EASEMENT ALONG THE NORTHEAST AND SOUTHWEST PROPERTY LINES
-TWELVE (12') FOOT UTILITY EASEMENT ALONG THE SOUTHEAST PROPERTY LINE
AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

h. THE RIGHT-OF-WAY TO TEXAS POWER AND LIGHT COMPANY, GRANTED BY A.W. FELPS, IN THE INSTRUMENT RECORDED IN VOLUME 1538, PAGE 448, OF THE REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

i. THE RIGHT-OF-WAY TO TEXAS POWER AND LIGHT COMPANY, GRANTED BY A.W. FELPS, IN THE INSTRUMENT RECORDED IN VOLUME 1698, PAGE 277, OF THE REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.

j. THE RIGHT-OF-WAY TO TEXAS POWER AND LIGHT COMPANY, GRANTED BY A.W. FELPS, IN THE INSTRUMENT RECORDED IN VOLUME 2059, PAGE 456, OF THE REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

k. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, PROVISIONS AND CONDITIONS OF UNRECORDED LEASE AGREEMENT BY AND BETWEEN 3919 COLLEYVILLE BLVD., LTD., AS LESSOR, AND FIFTH MOUNTAIN INC., AS LESSEE, AS EVIDENCED BY UCC FINANCING STATEMENT, RECORDED IN/UNDER INSTRUMENT NO. D206206861, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

CERTIFICATION

TO: _____; CAPITAL TITLE OF TEXAS, LLC. AND THEIR UNDERWRITERS
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of the Tract of land shown hereon lies within a 100-year flood hazard area.

SURVEYED ON THE GROUND
DECEMBER 28, 2015

STATE OF TEXAS
REGISTERED
JAMES L. BRITTAIN
1674
PROFESSIONAL
LAND SURVEYOR

JAMES L. BRITTAIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS No. 1674

BOUNDARY SURVEY MAP OF LOT 3R, BLOCK 1 ANDY PHELPS ADDITION

TO THE CITH OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-104, PAGE 848, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

(DANNY) ...Projects\ANDY PHELPS ADDT\LOT 3R, BLOCK 1\LOT 3R, BLOC

N.E. #7