

**NOTES CORRESPONDING TO SCHEDULE B**

AS PER COMMITMENT NO. 01128-48239, DATED APRIL 06, 2017.

- 10B Easement, Right of Way and/or Agreement by and between J.R. Sandstrom and P.B. Sandstrom and Keller Rural Water Supply Corp., by instrument dated 08/20/1974, filed 03/14/1975, recorded in/under Volume 5791, Page 524, Real Property Records, Tarrant County, Texas. (GRANTS A 15 FOOT WIDE EASEMENT CENTERED ON THE PIPE LINE INSTALLED, NOTHING TO PLOT.)
- 10C Easement for roadway and utility purposes along North 30 feet of property, as shown on a survey prepared by Geary Bailey RPLS No. 4573 of Owen Ayers & Associates Inc. dated 04/20/1988 Job No. 8053.83, as reserved in Warranty Deed from W.D. Josserson and R.E. Josserson to Lois J. Turner, dated 04/10/1981, filed 05/07/1981, recorded in/under Volume 7116, Page 788, Real Property Records, Tarrant County, Texas, as affected by Dedication filed 06/28/1991, recorded in/under Volume 10301, Page 1413, Real Property Records, Tarrant County, Texas. (SHOWN HEREON.)
- 10D Easement for roadway and utility purposes along North 30 feet of property, as shown on a survey prepared by Geary Bailey RPLS No. 4573 of Owen Ayers & Associates Inc. dated 04/20/1988 Job No. 8053.83, as reserved in Warranty Deed from W.D. Josserson and R.E. Josserson to Lois J. Turner, dated 04/10/1981, filed 05/07/1981, recorded in/under Volume 7116, Page 788, Real Property Records, Tarrant County, Texas, as affected by Dedication filed 06/28/1991, recorded in/under Volume 10301, Page 1413, Real Property Records, Tarrant County, Texas. (SHOWN HEREON.)
- 10E Easement, Right of Way and/or Agreement by and between W.D. Josserson and R.E. Josserson and Texas Electric Service Company, by instrument dated 01/11/1982, filed 02/10/1982, recorded in/under Volume 7247, Page 1962, Real Property Records, Tarrant County, Texas. (BLANKET IN NATURE)
- 10F Easement, Right of Way and/or Agreement by and between Donald R. Coffey, trustee and Texas Electric Service Company, by instrument dated 05/18/1985, filed 07/03/1985, recorded in/under Volume 8234, Page 1500, Real Property Records, Tarrant County, Texas. (BLANKET IN NATURE)

**LEGAL DESCRIPTION**

BEING a tract of land situated in the WILLIAM MCCOWAN SURVEY ABSTRACT NO. 999, Tarrant County, Texas and being part of a 25.91 acre tract of land conveyed to W.D. Josserson and R.E. Josserson by deed recorded in Volume 6158 at Page 409 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the above mentioned 25.91 acre tract, some being in the West right-of-way line of Interstate Highway No. 35W;

THENCE in a Southerly direction along the said West right-of-way line of Interstate Highway No. 35W and a curve to the left having a radius of 504.58 feet for a distance of 759.82 feet to a point;

THENCE North 89 deg. 47 min. 00 sec. West for a distance of 1072.10 feet to a 1/2-inch iron rod found at the POINT OF BEGINNING;

THENCE North 89 deg. 47 min. 00 sec. West for a distance of 176.00 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg. 08 min. 00 sec. East for a distance of 484.79 feet to a 3/8-inch iron rod found in the South line of a 60-foot wide road easement and continuing for a total distance of 494.79 feet to a point for corner in the centerline of said 60.00-foot wide easement;

THENCE South 89 deg. 44 min. 50 sec. East along the centerline of said 60.00 foot wide easement for a distance of 176.00 feet to a point for corner;

THENCE South 00 deg. 08 min. 00 sec. West for a distance of 30.00 feet to a 1/2-inch iron rod found in the said South line of said easement and continuing for a total distance of 494.68 feet to the POINT OF BEGINNING;

CONTAINING 2.00 acres of land.

**ALTA/NSPS LAND TITLE SURVEY**

**SURVEYOR'S CERTIFICATION**

TO: AMERICAN GUNITE, LLC, COMERICA BANK AND STEWART TITLE GUARANTY COMPANY  
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, 2, 3, 4, 6a, 7a, 7b(1), 7c, 8, 9, 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON March 18, 2017

FIELD SURVEY: Shawn Vandergriend, Surveyor

For inquiries, questions or concerns about this survey contact ryoung@ussurveyor.com or call 1-800-867-8783 ext. 206

**U.S. SURVEYOR**  
4929 Riverwind Pointe Drive  
Evansville, Indiana 47715  
"America's Land Surveyor"  
**1-800-TO-SURVEY**

PREPARED FOR:  
**AMERICAN GUNITE, LLC**

**PROJECT LOCATION:**  
TARRANT COUNTY, STATE OF TEXAS

**PROJECT ADDRESS:**  
1928 JOSH ROAD  
FORT WORTH, TX 46177

**PROJECT TYPE:**  
ALTA/NSPS LAND TITLE SURVEY

NOT VALID WITHOUT ORIGINAL SIGNATURE  
TEXAS FIRM #1000642-00  
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

**MICHAEL F. FELDBUSCH**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5213  
DATE OF CERTIFICATION 09/23/17

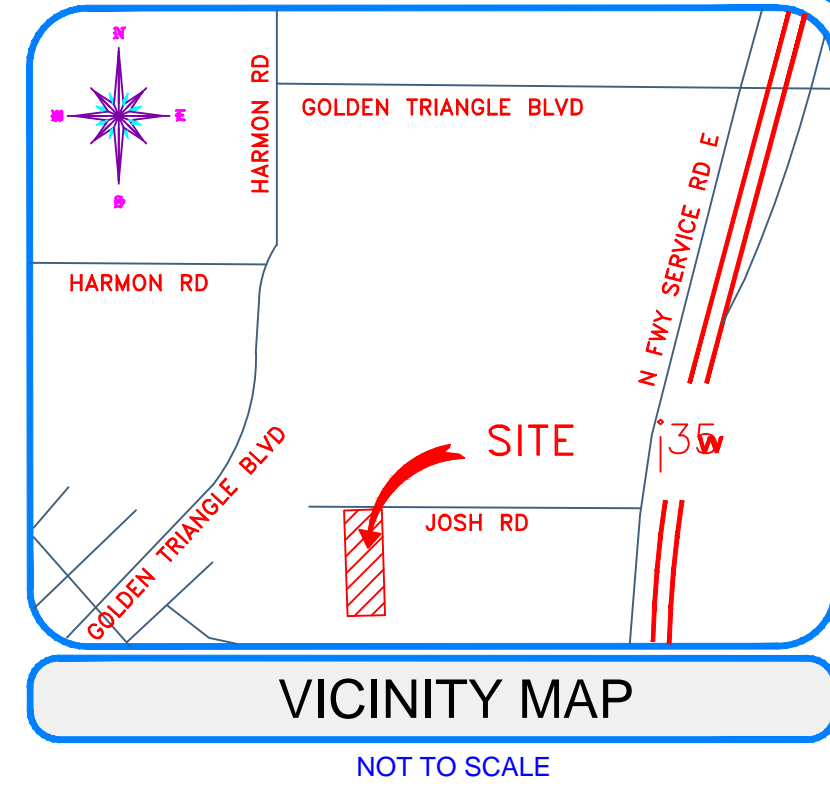
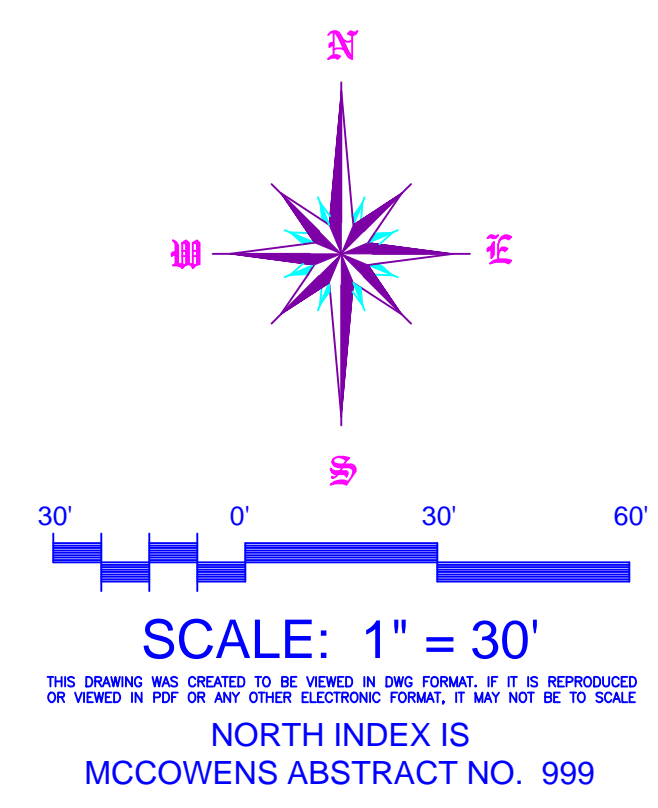
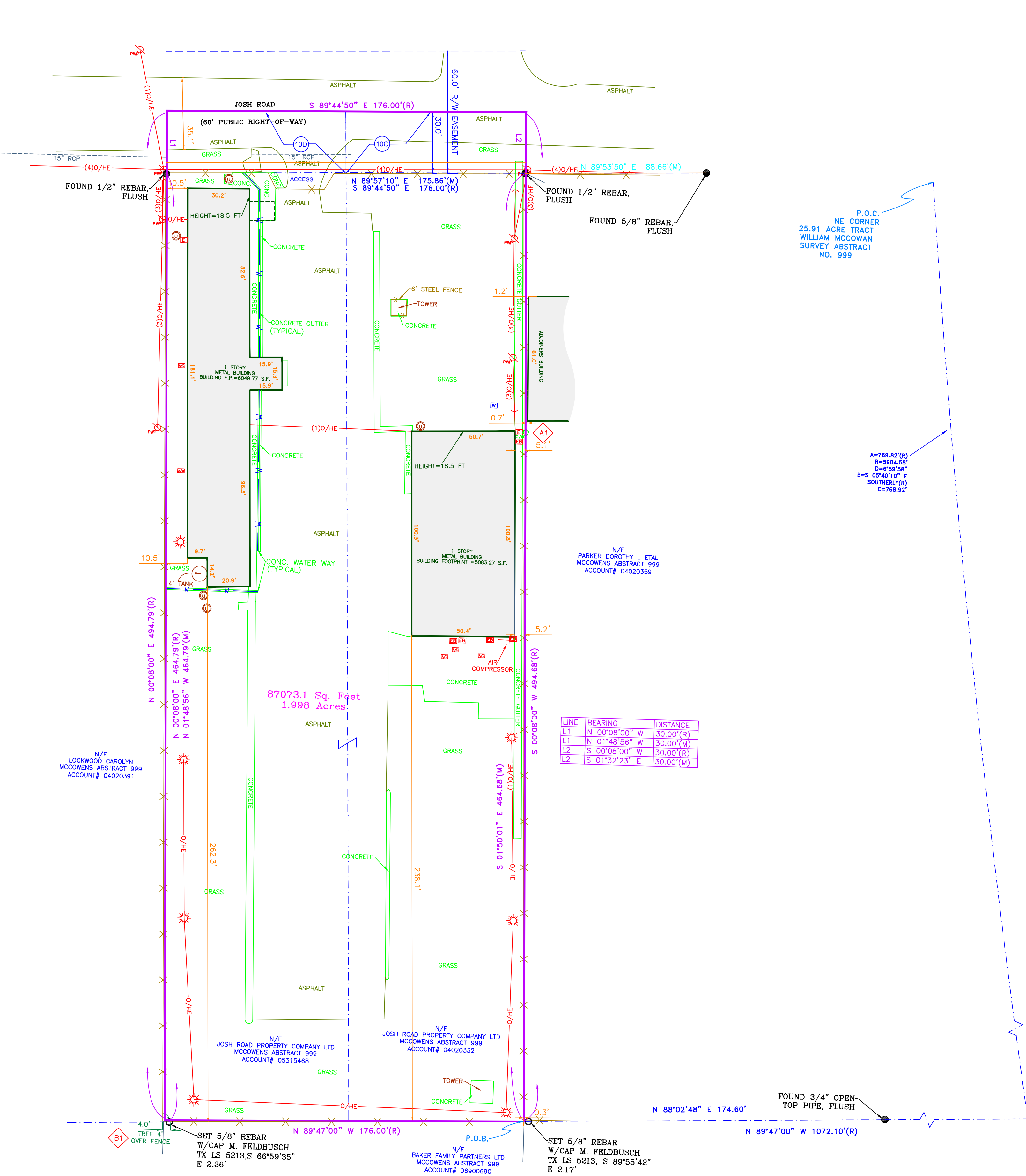
**SHEET 1 OF 1**

**JOB NUMBER:**  
SS#51761.DWG\_BD

**NOTE:**  
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, FLOOD PLANS, CONSTRUCTION, LANDSCAPING, FENCING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE, AND PERMISSION OF U.S. SURVEYOR.

**FLOOD DATA** This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 48439C0065K which has an effective date of SEPTEMBER 25, 2009 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

**ALTA/NSPS LAND TITLE SURVEY**



**STANDARD LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- MAG NAIL SET
- FOUND X MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCF REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- DECIDUOUS TREE
- L/S LANDSCAPING
- CONIFER TREE
- SQUARE METAL LID
- FUEL TANK LID
- FLAG POLE
- UNKNOWN MANHOLE
- FROZEN MANHOLE
- UNKNOWN VAULT
- UNKNOWN VAULT METAL
- UNKNOWN VALVE
- MAIL BOX
- BOLLARD
- BORE HOLE
- M.W. MONITORING WELL
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- GROUND LIGHT
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- ELECTRICAL VAULT
- ELECTRICAL PEDESTAL
- SAN. SEWER LINE
- SEWER MANHOLE
- GREASE TRAP
- FORCE MAIN
- CLEAN OUT
- ELEC. TRANSFORMER
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CATCH BASIN
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE POLE
- OVERHEAD TELEPHONE
- TELEPHONE MARKER
- CABLE BOX
- CABLE TELEVISION
- OVERHEAD CABLE
- CABLE PEDESTAL
- UNDERGROUND CABLE MARKER
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- TRAFFIC POLE
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC VAULT
- STOP SIGN
- GUARD RAIL
- FENCE

**SITE DATA**

ZONING INFORMATION CONTAINED HEREON FROM A ZONING REPORT PREPARED BY U.S. SURVEYOR DATED MARCH 23, 2017 JOB. NO. SS51761.

1. ZONING- K(HEAVY INDUSTRIAL DISTRICT)  
SETBACKS-  
-FRONT= NONE  
-SIDE=NONE, 5' IF ADJACENT TO RESIDENTIALLY ZONED LOT  
-REAR=NONE, 10' IF ADJACENT TO RESIDENTIALLY ZONED LOT

HEIGHT RESTRICTIONS- NOT TO EXCEED 12 STORIES OR 120'

PARKING PROVIDED-  
-REGULAR= NONE  
-HANDICAPPED= NONE  
TOTAL SPACES PROVIDED= NONE

2. NOTES REGARDING TABLE A ITEMS 16, 17, & 18-  
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.  
NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.  
NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY.

**IMPROVEMENT NOTES**

- THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
- A1 ADJOINER BUILDING ON PROPERTY LINE
  - B1 ADJOINERS TREE ENCROACHES .80' SW CORNER

**SURVEYOR NOTES**

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

- A2 NONE

**QUALITY CONTROL**

.DWG REVIEWED BY FIELD SURVEYOR	<input type="checkbox"/>
LEGAL DESCRIPTION PROOF READ	<input type="checkbox"/>
PROFORMA REVIEWED BY SIGNING PLS, RY	<input type="checkbox"/>
PDF REVIEWED BY SIGNING PLS, RY	<input type="checkbox"/>
FINAL DRAWING REVIEWED BY RY	<input type="checkbox"/>

RECORD CLOSURE 1:1418361.64  
MEASURED CLOSURE 1:729830.97

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: MARCH 23, 2017	
REVISION: UPDATED TITLE_BD	DATE: APRIL 10, 2017
REVISION: CLIENT COMMENTS_BD	DATE: APRIL 14, 2017
REVISION: UPDATED TITLE_MJF	DATE: APRIL 20, 2017

