

PROPERTY DESCRIPTION

Being a tract of land situated in the Sam Needham Survey, Abstract No. 1171, in the City of Keller, Tarrant County, Texas, being that same tract of land conveyed to O.K. Sod, Inc. by deed recorded in Document No. D2162869593, of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a TXDOT monument found for corner in the North right-of-way line of Price Street (Variable width public right-of-way), said point being the Southeast corner of a tract of land conveyed to Regions Bank by deed recorded in Document No. D201281773 of the Deed Records of Tarrant County, Texas, same being the Southwest corner of the herein described tract;

Thence North 02 Degrees 06 Minutes 58 Seconds East, along the East line of said Regions Bank tract, a distance of 326.44 feet to a 1/2 inch iron rod found for corner in the South line of Block 11, of Yates Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat therefor recorded in Volume 388-59, Page 28 of the Plat Records of Tarrant County, Texas, said point also being the Northeast corner of said Regions Bank tract, same being the Northwest corner of the herein described tract;

Thence South 88 Degrees 19 Minutes 41 Seconds East, along the South line of said Yates Addition, a distance of 179.56 feet to a 5/8 inch iron rod found for corner, said point being the Northwest corner of a tract of land conveyed to JKEL Real Estate Investments, LLC by deed recorded in Document No. D212242908 of the Deed Records of Tarrant County, Texas, same being the Northeast corner of the herein described tract;

Thence South 02 Degrees 07 Minutes 37 Seconds West, along the West line of said JKEL Real Estate Investments, LLC tract, a distance of 328.28 feet to a found 5/8 inch iron rod with cap marked "TKHS", said point being the beginning of a curve to the left, having a central angle of 0 Degrees 04 Minutes 24 Seconds, a radius of 11394.16 feet and a chord bearing and distance of North 87 Degrees 52 Minutes 54 Seconds West, 14.57 feet;

Thence, in a westerly direction, continuing along the North right-of-way line of said Price Street, and along said curve to the left, an arc length of 14.57 feet to the POINT OF BEGINNING and containing 58,764 square feet or 1.35 acres of land.

PARKING COUNT

REGULAR PARKING SPACES:	16
HANDICAPPED PARKING:	0
<b>TOTAL PARKING SPACES:</b>	<b>16</b>

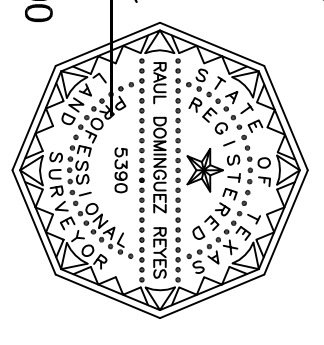
SURVEYORS CERTIFICATE

Certify To: NSL Property Holdings LLC, RIG Properties, LLC, Fidelity National Title Insurance Company and Capital Title, in connection with the transaction referenced in GF No. 17-293770-CM, with an effective date of March 7, 2017 and issued date of March 15, 2017

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, 7(a), 8, 9, 11(Observed Evidence Only), 13, 14, 16, and 17 of Table A thereto. The field work was completed on March 10, 2017.

Date of Plat or Map: March 20, 2017

*Raul D. Reyes*  
 Raul D. Reyes  
 Professional Land Surveyor No. 5390  
 State of Texas



REVISIONS

No.	Revision/Issue	Date

LEGEND

⊕	HANDICAPPED SPACE	⊕	SANITARY SEWER
○	PARKING SPACE	⊙	MANHOLE COVER
⊙	IRON ROD FOUND	⊙	LIGHT POLE
⊗	IRON ROD SET "TKHS"	⊙	POWER POLE
○	IRON PIPE FOUND	⊙	BRICK COLUMN
⊠	FENCE POST CORNER	⊙	AIR CONDITIONING
⊠	"X" FOUND / SET	⊙	FIRE HYDRANT
—	ASPHALT PAVING	⊙	ELECTRIC METER
—	CHAIN LINK FENCE	—	GAS METER
—	WOOD FENCE	—	
—	WIRE FENCE	—	
—	IRON FENCE	—	
—	PIPE FENCE	—	
—	COVERED PORCH	—	
—	DECK OR CARPORT	—	
—	CONCRETE PAVING	—	
—	GRAVEL/ROCK ROAD OR DRIVE	—	
—	OES OVERHEAD ELECTRIC SERVICE	—	
—	OHP OVERHEAD POWER LINE	—	
—	SS SANITARY SEWER LINE	—	

GENERAL NOTES

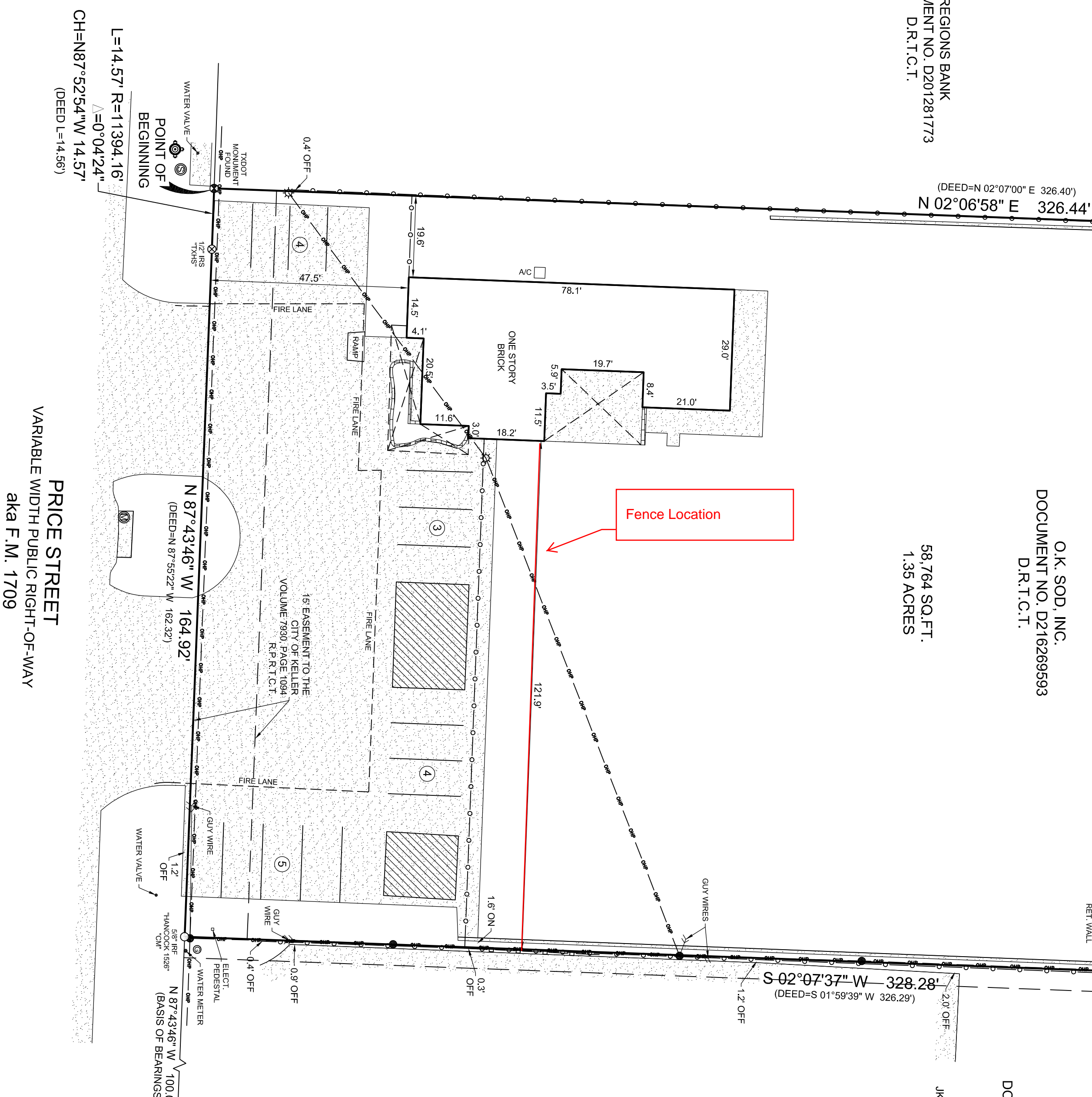
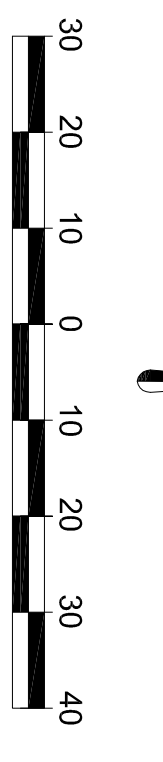
- 1) According to the F.L.R.M. No. 484390090 K, the subject property lies in Zone X and does not lie within a Flood Plain Hazard Area.
- 2) Bearings are based on the recorded plat of Fowler's Addition, recorded in Document No. D2002815, Pal Records, Tarrant County, Texas, along the North right-of-way line of Price Street. (North 87°43'46" West)
- 3) There is no observable evidence of earth moving work, building construction or building additions within recent months and there was no observable evidence of any changes in street right of way lines, the site being surveyed and the location of any utility lines, overhead power lines or overhead electric service or other utility lines.
- 4) There is no observable evidence of the site being used as a cemetery.
- 5) The utilities shown have been located from field survey information only. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The exact location indicated, although the Surveyor does certify that they are located as accurately as possible from information available from on-the-ground measurements, the Surveyor has not physically located the underground utilities.

**TEXAS HERITAGE SURVEYING LLC**

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 tlh@heritage.com Firm No. 101695300

**ALTA/NSPS LAND TITLE SURVEY**  
 525 KELLER PARKWAY  
 SAMUEL NEEDHAM SURVEY  
 ABSTRACT NO. 1171  
 KELLER, TARRANT COUNTY, TEXAS

Task No. 1700754-1  
 Drawn By EDDIE  
 Date 03/20/2017  
 Scale 1"=20'



REGIONS BANK  
 DOCUMENT NO. D201281773  
 D.R.I.C.T.

O.K. SOD, INC.  
 DOCUMENT NO. D2162869593  
 D.R.I.C.T.

LOT 1R1, BLOCK ONE  
 FOOTER'S ADDITION  
 DOCUMENT NO. D2002815  
 P.R.I.C.T.

JOEL GRANT FOSTERMAN  
 VOLUME 10803 PAGE 155  
 D.R.I.C.T.

MICHAEL OGDEN  
 DOCUMENT NO. D2007428024  
 D.R.I.C.T.

THOMAS E. WATSON  
 DOCUMENT NO. D2113589298  
 D.R.I.C.T.

SCOTT NEAL AND SURESH NEAL  
 DOCUMENT NO. D211650415  
 D.R.I.C.T.

LOT 8  
 DOCUMENT NO. D2002815  
 P.R.I.C.T.

L=14.57 R=11394.16'  
 $\theta=0^{\circ}04'24''$   
 CH=N87°52'54"W 14.57'  
 (OEED L=14.56')

PRICE STREET  
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
 aka F.M. 1709

ONE STORY BRICK  
 283.0' x 211.0'  
 11.6' x 19.7' x 8.4' x 5.8' x 11.3'  
 18.2'  
 11.3' x 3.0' x 3.0' x 3.0' x 3.0'

Fence Location