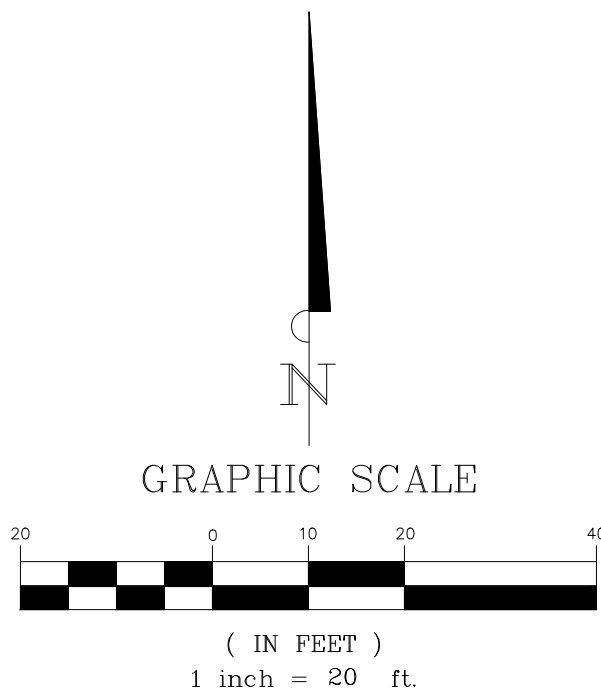


VICINITY MAP
NOT TO SCALE
KELLER, TEXAS



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

LEGEND

R.P.R.T.C.T.
REAL PROPERTY RECORDS
TARRANT COUNTY, TEXAS

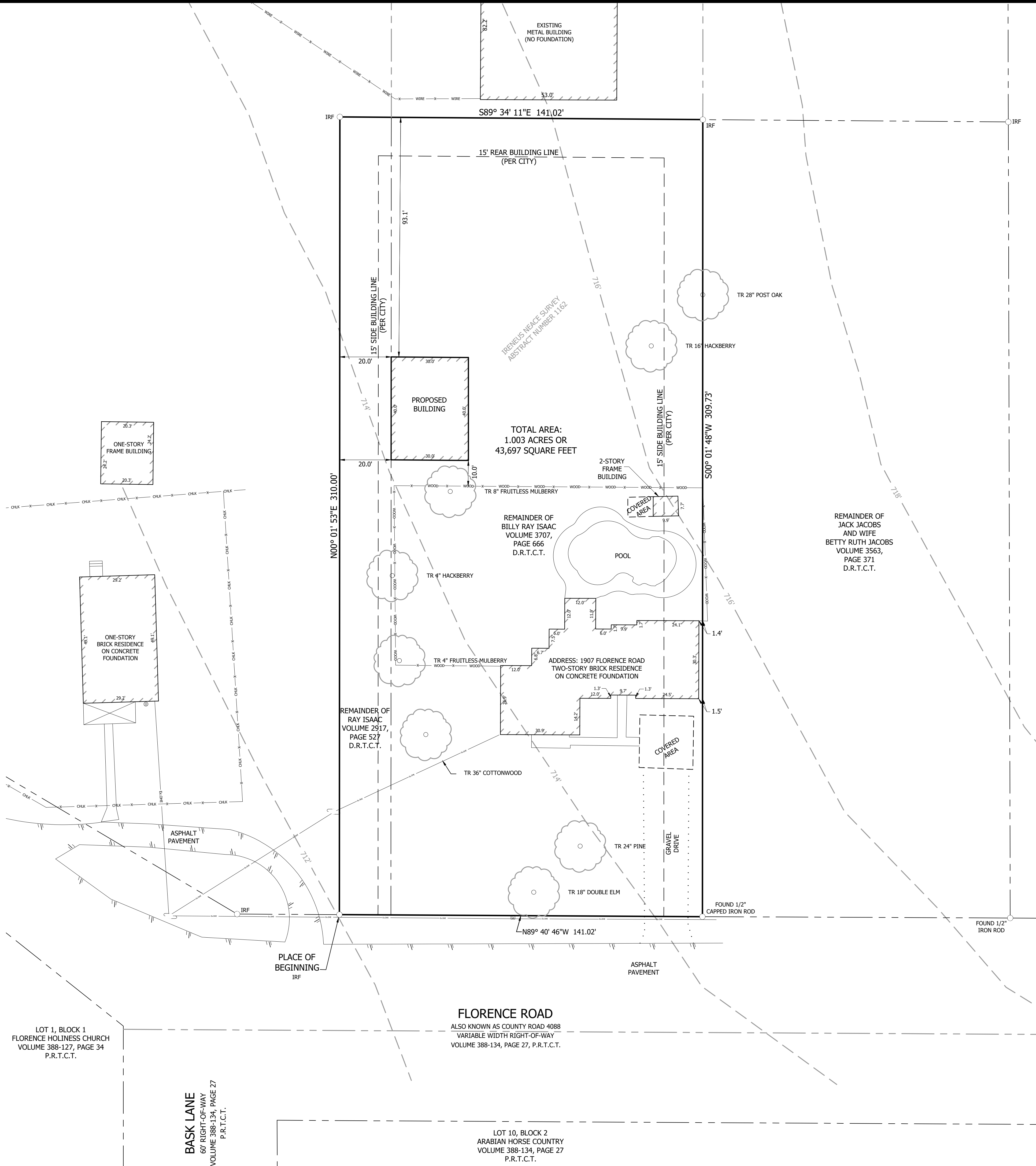
D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

SF
SQUARE FEET

▲ UTILITY PIN FLAG
⊙ GAS MANHOLE
⊙ GAS MARKER
⊙ GAS METER
⊙ TRANSFORMER
⊙ ELECTRIC METER
⊙ TELEPHONE RISER
⊙ MAIL BOX
+ SIGN
⊙ POWER POLE
⊙ LIGHT
⊙ SANITARY SEWER
MANHOLE
● CLEAN-OUT
◆ FIRE HYDRANT
■ WATER VALVE
■ WATER METER
⊙ WATER MANHOLE
⊙ FIRE WATER CONNECTION
⊙ IRRIGATION CONTROL
VALVE
□ TRAFFIC SIGNAL
● BOLLARD
⊙ GRATE INLET
⊙ STORM MANHOLE
N NORTH/NORTHING
S SOUTH
E EAST/EASTING
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES

Ⓢ TITLE COMMITMENT ITEM
-GAS- GAS LINE
-Ex.-WL- WATER LINE
-Ex.-SS-SEWER LINE
-Ex.-SD- STORM DRAIN LINE
-Ex.-OH- OVERHEAD UTILITY
-Ex.-TEL- UNDERGROUND
TELEPHONE
-GDRL- GUARD RAIL
-CHLK- CHAIN LINK FENCE
-WIRE- WIRE FENCE
-WOOD- WOOD FENCE
-METAL- METAL FENCE
-IRON- IRON FENCE
-SILT- SILT FENCE
-C- GUY WIRE



LEGAL LAND DESCRIPTION:

BEING 1.003 acres (43,697 square feet) of land situated in the Ireneus Neace Survey, Abstract Number 1162, City of Keller, Tarrant County, Texas; said 1.003 acres (43,697 square feet) of land being a portion of that certain tract of land described in a deed to Billy Ray Isaac (hereinafter referred to as Billy Ray Isaac tract), as recorded in Volume 3707, Page 666, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 1.003 acres (43,697 square feet) also being a portion of that certain tract of land described in a deed to Ray Isaac (hereinafter referred to as Ray Isaac tract), as recorded in Volume 2917, Page 527, D.R.T.C.T.; said 1.003 acres (43,697 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the most Southerly Southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Mark Kazewych and wife, Connie Kazewych (hereinafter referred to as Kazewych tract), as recorded in Instrument Number D217218858, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same being the Southwest corner of said Ray Isaac tract, same being in the apparent North right-of-way line of Florence Road also known as County Road 4088 (a variable width right-of-way);

THENCE North 00 degrees 01 minute 53 seconds East, with the common line between said Ray Isaac tract and said Kazewych tract, a distance of 310.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for an interior Southeast corner of said Kazewych tract, same being the Northwest corner of said Ray Isaac tract;

THENCE South 89 degrees 34 minutes 11 seconds East, continue with the common line between said Ray Isaac tract and said Kazewych tract, passing at a distance of 20.00 feet the Northeast corner of said Ray Isaac tract, same being the Northeast corner of said Billy Ray Isaac tract, continue same course with the common line between said Billy Ray Isaac tract and said Kazewych tract for a total distance of 141.02 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Billy Ray Isaac tract, same being the Northwest corner of the remainder of that certain tract described in a deed to Jack Jacobs and wife, Betty Ruth Jacobs (hereinafter referred to as Jacobs tract), as recorded in Volume 3563, Page 371, D.R.T.C.T.;

THENCE South 00 degrees 01 minute 48 seconds West, with the common line between said Billy Ray Isaac tract and said Jacobs tract, a distance of 309.73 feet to a one-half inch capped iron rod found for the Southeast corner of said Billy Ray Isaac tract, same being the Southwest corner of said Jacobs tract, same being in the apparent North right-of-way line of said Florence Road;

THENCE North 89 degrees 40 minutes 46 seconds West, with the common line between said Billy Ray Isaac tract and the apparent North right-of-way line of said Florence Road, passing at a distance of 121.02 feet a one-half inch capped iron rod stamped "ENCOMPASS" found for the Southwest corner of said Billy Ray Isaac tract, same being the Southeast corner of said Ray Isaac tract, continue same course with the common line between said Ray Isaac tract and the apparent North right-of-way line of said Florence Road for a total distance of 141.02 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.003 acres (43,697 square feet) of land.

GENERAL NOTES:

- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0080K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown herein.
- The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown herein; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
- Existing utilities shown herein are from above ground visible features only. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown herein.
- All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown herein are deemed to be controlling monuments.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT: 1907 Florence Road
Being 1.003 acres or (43,697 square feet) out of
Ireneus Neace Survey, Abstract No. 1162
City of Keller, Tarrant County, Texas

SPECIAL
USE-PERMIT
EXHIBIT

PROJECT NO.:
999-17-69

SCALE: 1" = 20'

DRAWN BY: sa

CKD BY: md2

SHEET NUMBER
1 OF 1