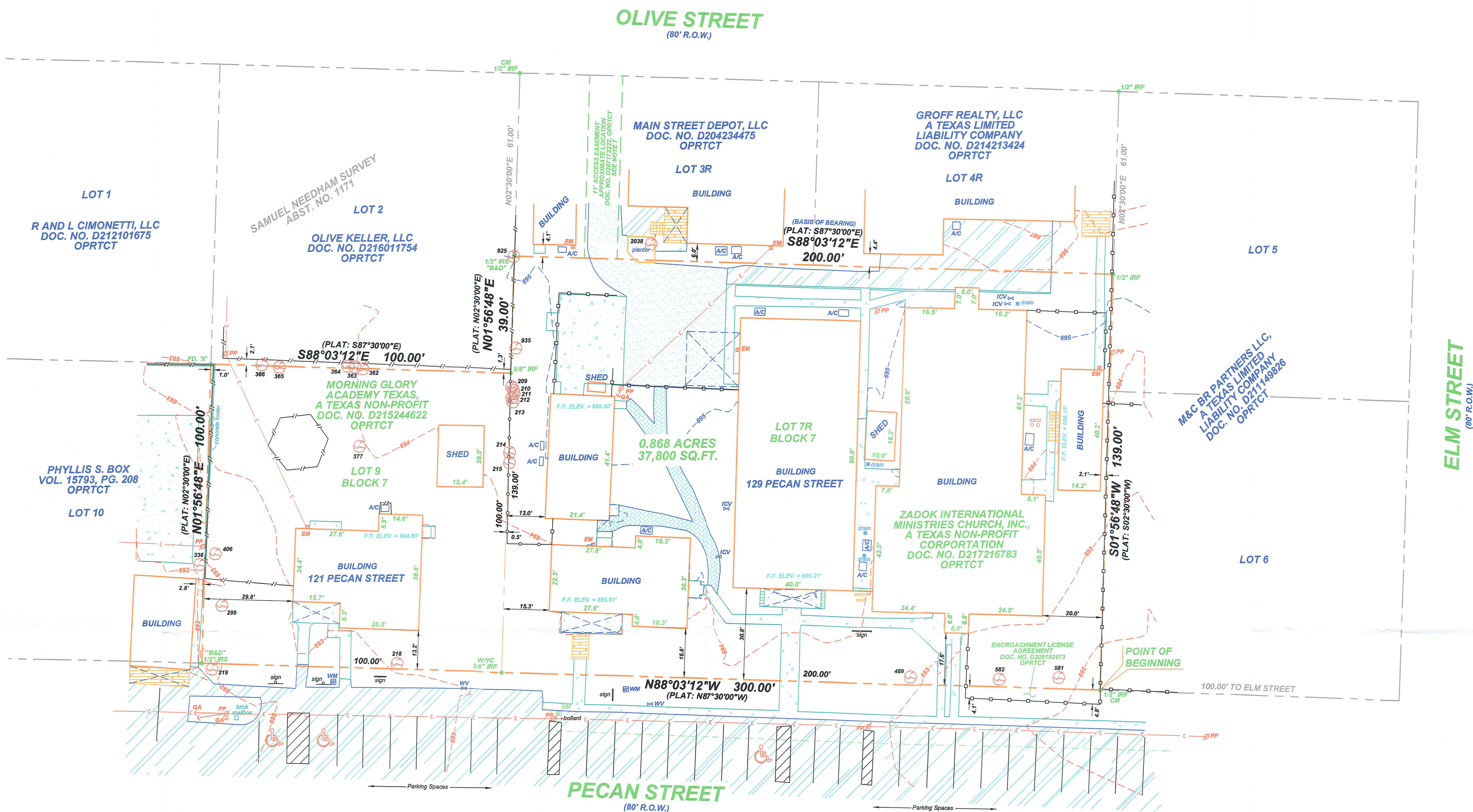


LEGEND	
COVERED AREA	CM = CONTROLLING MONUMENT
ASPHALT	FD = FOUND MON. (AS DESCRIBED)
BRICK	IRFIS = IRON ROD FOUND (SET)
CONCRETE	TBM = TEMPORARY BENCHMARK
PAVERS	WYVC = WITH YELLOW CAP
WOOD	"BAD" = RED CAP STAMPED
BRICK WALL	EH = ELECTRIC MANDHOLE
STONE WALL	EM = ELECTRIC METER
CHAINLINK FENCE	GA = GUY ANCHOR
WIRE FENCE	FP = FINISH FLOOR
WOOD FENCE	LP = LIGHT POLE
WROUGHT IRON FENCE	PP = POWER POLE
OVERHEAD TELEPHONE LINE	GMH = GAS MANHOLE
OVERHEAD ELECTRIC LINE	SSMH = SANITARY SEWER MANHOLE
PROPERTY LINE	SSCO = SANITARY SEWER CLEANOUT
ADJOINER LINE	FF = FIRE HYDRANT
BUILDING LINE (BL)	ICV = IRRIGATION CONTROL VALVE
EASEMENT LINE (UE)	WM = WATER METER
CENTER LINE / SURVEY LINE	WMH = WATER MANHOLE
	WV = WATER VALVE
	PRCTCT = PLAT RECORDS, TARRANT COUNTY, TEXAS
	OPRTCT = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



LEGAL DESCRIPTION

121 & 129 PECAN STREET, BEING A 0.868 ACRE TRACT OF LAND SITUATED IN THE SAMUEL NEEDHAM SURVEY, ABSTRACT NUMBER 1171, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO MORNING GLORY ACADEMY TEXAS, A TEXAS NON-PROFIT, AS RECORDED UNDER DOCUMENT NUMBER D215244622, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ZADOK INTERNATIONAL MINISTRIES CHURCH, INC., A TEXAS NON-PROFIT CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER D217216783, OPRTCT, AND BEING ALL OF LOT 7R, BLOCK 7, ORIGINAL TOWN OF KELLER, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 323, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTCT), AND BEING ALL OF LOT 9, BLOCK 7, OF THE TOWN OF KELLER, TARRANT COUNTY, TEXAS (PRCTCT), AND BEING ALL OF LOT 10, BLOCK 7, OF THE TOWN OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, PRCTCT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 7R AND THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 7, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO MAC BR PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED UNDER DOCUMENT NUMBER D21148826, OPRTCT, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF PECAN STREET, HAVING AN 80 FOOT WIDE RIGHT-OF-WAY;

THENCE NORTH 88 DEGREES 03 MINUTES 19 SECONDS WEST (PLAT CALLED: N87°30'00"W), WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN STREET, PASSING A 5/8 INCH IRON ROD WITH A YELLOW CAP FOUND FOR THE COMMON SOUTH CORNER OF SAID LOT 7R AND SAID LOT 9 AT A DISTANCE OF 300.00 FEET AND CONTINUING WITH THE SOUTH LINE OF SAID LOT 9 FOR A TOTAL DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "BAD SURVEYING" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9, BEING THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 7, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PHYLLIS S. BOX, AS RECORDED IN VOLUME 15793, PAGE 208, OPRTCT;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN STREET, NORTH 01 DEGREES 56 MINUTES 48 SECONDS EAST (DEED CALLED: N02°30'00"E), WITH THE COMMON LINE OF SAID LOT 9 AND SAID LOT 10, BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A FOUND "X" CUT IN A CONCRETE FOOTER FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON NORTH CORNER OF SAID LOT 9 AND SAID LOT 10, BEING THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 7, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO OLIVE KELLER, LLC, AS RECORDED UNDER DOCUMENT NUMBER D216011754, OPRTCT, AND BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 7, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO R AND L CIMONETTI, LLC, AS RECORDED UNDER DOCUMENT NUMBER D212101675, OPRTCT;

THENCE SOUTH 88 DEGREES 03 MINUTES 12 SECONDS EAST (DEED CALLED: S88°03'12"E), WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE COMMON LINE OF SAID LOT 9 AND SAID LOT 2, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID LOT 2 AND SAID LOT 9, BEING IN THE WEST LINE OF THE AFOREMENTIONED LOT 7R;

THENCE NORTH 01 DEGREES 56 MINUTES 48 SECONDS EAST (DEED CALLED: N02°30'00"E), WITH THE COMMON LINE OF SAID LOT 7R AND SAID LOT 2, ALSO BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "BAD SURVEYING" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE EAST LINE OF SAID LOT 2, AND BEING THE NORTHWEST CORNER OF SAID LOT 7R AND THE SOUTHWEST CORNER OF LOT 3R OF SAID BLOCK 7, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO GROFF REALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED UNDER DOCUMENT NUMBER D214213424, OPRTCT, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID LOT 4R AND SAID LOT 7R, ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE WEST LINE OF LOT 5 OF SAID BLOCK 7;

THENCE SOUTH 01 DEGREE 56 MINUTES 48 SECONDS WEST (DEED CALLED: S02°30'00"W), WITH THE EAST LINE OF SAID LOT 7R, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, AND THE WEST LINE OF SAID LOT 5 AND CONTINUING WITH THE WEST LINE OF THE AFOREMENTIONED LOT 6, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.868 ACRES OR 37,800 SQUARE FEET OF LAND, PLUS OR MINUS.

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 44360001K PRESENT EFFECTIVE DATE OF MAY SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, GRID);
- 2.) THERE ARE NO VISIBLE CONFLICTS OF PROVISIONS, EXCEPT AS SHOWN.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER, IF ANY, LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) BEFORE STARTING ANY CONSTRUCTION, CALL DUTIES TO LOCATE ANY POSSIBLE UNDERGROUND LINES.
- 6.) "CALL IT BEFORE YOU DIG, ITS THE LAW."
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) EASEMENT LOCATION HAS BEEN GRAPHICALLY SCALED AND APPROXIMATELY SHOWN ON THE FACE OF THIS SURVEY. NO DESCRIPTION, WIDTH OR SPECIFIC LOCATION DESCRIBED WITHIN EASEMENT DOCUMENT FILED UNDER DOCUMENT NUMBER D20717232, OPRTCT.
- 9.) SITE IS CURRENTLY ZONED OLD TOWN KELLER (OTG).
- 10.) ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).

OLIVE STREET (80' R.O.W.)

PECAN STREET (80' R.O.W.)

ELM STREET (80' R.O.W.)



B & D SURVEYING, INC.

FIRM NO. 101247-00



P.O. BOX 203264
LEWISVILLE, TEXAS 75028
PHONE: 972-221-2838
bd@bandsurveying.com

DATE: 11/07/2018

TECH: JAV

B & D JOB #: 1810112



LAWYERS TITLE COMPANY
3850 Highway 360
Grapevine, TX 76051
Phone: (817) 552-7742

GF#: LT-2043-2043000192-SB

ALTANSPS LAND TITLE SURVEY

LOT 7R & LOT 9, BLOCK 7
0.868 ACRES / 37,800 SQUARE FEET
SAMUEL NEEDHAM SURVEY, ABST. NO. 1171
CITY OF KELLER, TARRANT COUNTY, TEXAS

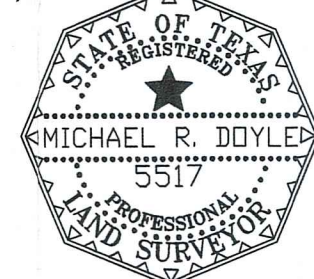
SURVEYORS CERTIFICATION

TO: TRINITY PREPARATORY ACADEMY AND LAWYERS TITLE 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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2018.

DATE OF PLAT OR MAP: NOVEMBER 8, 2018.

Michael R. Doyle, R.P.L.S. No. 5517



COPYRIGHT © 2018 B & D SURVEYING INC. ALL RIGHTS RESERVED