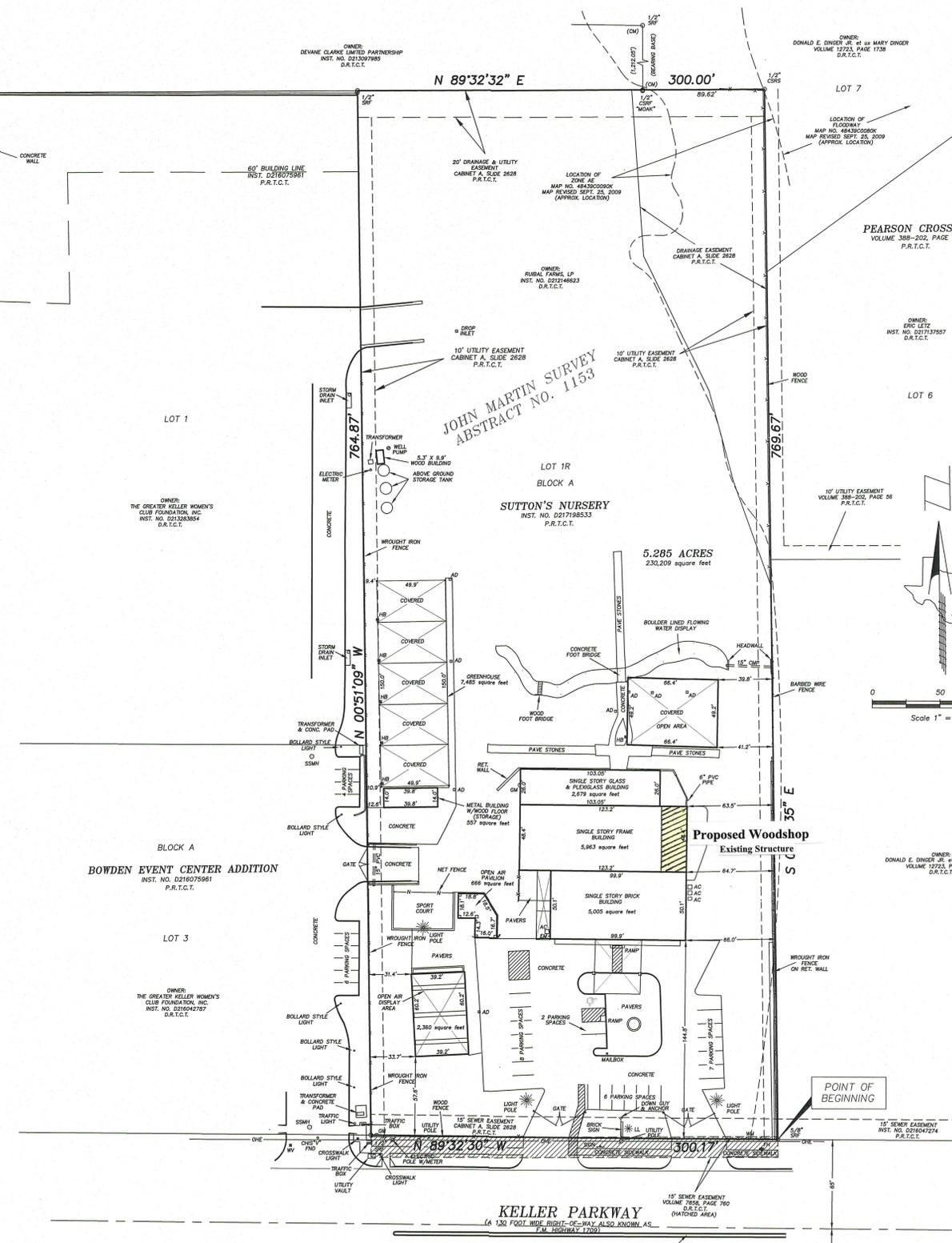


LOCATION MAP
SCALE 1" = 2000'



PROPERTY DESCRIPTION

BEING a description of a 5.285 acre tract of land situated in the John Martin Survey Abstract No. 1153, in the City of Keller, Tarrant County, Texas, sold 5.285 acre tract being all of Lot 1R in Block A of Sutton's Nursery on addition to the City of Keller as shown on the Plat recorded under Instrument No. D217198533 of the Plat Records of Tarrant County, Texas and being more fully described as follows:

BEGINNING at a 5/8-inch steel rod found for corner on the present north right-of-way line of Keller Parkway (a 130 foot wide right-of-way also known as F.M. Highway 1709) said steel rod being the southeast corner of Lot 1R, Block A of said Sutton's Nursery;

THENCE North 89 deg. 32 min. 30 sec. West, along said north right-of-way line, a distance of 300.17 feet to a 1/2-inch steel rod found for corner at the southwest corner of said Lot 1R and also being the southeast corner of Bowden Event Center Addition, an addition to the City of Keller as shown on the Plat recorded under Instrument No. D216075961 of the Plat Records of Tarrant County, Texas;

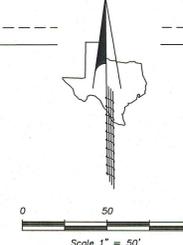
THENCE North 00 deg. 51 min. 09 sec. West, departing said north right-of-way line and along the common line between said Lot 1R and said Bowden Event Center Addition a distance of 764.87 feet to a 1/2-inch steel rod found for corner;

THENCE North 89 deg. 32 min. 32 sec. East, departing said Bowden Event Center and along the north line of said Lot 1 a distance of 300.00 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at an ell corner in the southwest corner of said Pearson Crossing on addition to the City of Keller as shown on the Plat recorded in Volume 388-202, at Page 56 of the Plat Records of Tarrant County, Texas;

THENCE South 00 deg. 51 min. 35 sec. East, at a distance of 364.81 feet passing the southwest corner of said Pearson Crossing and continuing along the common line between said Sutton's Nursery Addition and a tract of land conveyed to Donald E. Dinger Jr et ux Mary Dinger as evidenced by the Deed recorded in Volume 12723, at Page 1738 of the Deed Records of Tarrant County, Texas for a total distance of 769.67 feet to the POINT OF BEGINNING; and containing 5.285 acres or 230,209 square feet of land more or less.

NOTES:

- 1) This survey was prepared with the use and/or benefit of the commitment for title insurance issued by Chicago Title Insurance Company in connection with Commitment No. 8000871800541, issued July 11, 2018 bearing an effective date of June 26, 2018.
- 2) CM-Indicates controlling monument.
- 3) The address for this property is 1823 Keller Parkway, Keller, Texas 76248.
- 4) There are 23 striped parking spaces and 1 handicap striped parking space for a total of 24 striped parking spaces located on this property.
- 5) Basis of Bearings: Bearings as shown and described hereon are based on the west line of Pearson Crossing on addition to the City of Keller as shown on the Plat recorded in Volume 388-202, at Page 56 of the Plat Records of Tarrant County, Texas.
- 6) The flood areas shown on this map are shown based on scaling methods using the most current map published by the Federal Emergency Management Agency. Areas indicated hereon are based on those projections. No topographic information was gathered in the course of preparing this survey.
- 7) The following notes correspond with Schedule B from the title commitment stated in Note No. 1 above.
 - a) This property is affected by the restrictive covenants if any as stated on the Plat recorded in Cabinet A, at Slide 2628 of the Plat Records of Tarrant County, Texas and as recorded under Document No. D217198533 of the Plat Records of Tarrant County, Texas. (Schedule B, item 1).
 - b) This property is affected by the following items as shown on the Plat recorded in Cabinet A, at Slide 2628 and under Document No. D217198533 of the Plat Records of Tarrant County, Texas. These items are shown. (Schedule B, item 10e).
 - 1) 20' Drainage & Utility Easement along the north property line.
 - 2) 10' Utility easements along the east and west property lines.
 - 3) 15' Sewer Easement along the south property line.
 - 4) Variable width Drainage Easement along the northeast portion of the property.
 - c) This property is affected by the remaining portion of a sewer easement to the City of Keller as recorded in Volume 7858, at Page 760 of the Deed Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10f).



CERTIFICATION OF SURVEY

To: Rubal Farms, LP, a Texas limited partnership, Rubal Farms, Inc., and Chicago Title Insurance Company;

I hereby certify that this survey was actually made on the ground and is in accordance with current minimum standards for a Category 1A, Condition II Survey as adopted by the Texas Society of Professional Surveyors in 1988, and unless shown otherwise, the title lines and lines of actual possession are the same and that the size, location and type of buildings are as shown, and that the visible improvements are as shown, and the distance from the building to the nearest boundary line is as shown, and that there are no visible encroachments affecting this property that the undersigned is aware of other than those shown.

*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELEASD UPON AS A FINAL SURVEY DOCUMENT.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508
Date: August 14, 2018

LAND TITLE SURVEY
OF
5.285 ACRE TRACT
LOT 1R, BLOCK A
SUTTON'S NURSERY
SITUATED IN THE JOHN MARTIN
SURVEY ABSTRACT NO. 1153
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS

CLIENT: RUBAL FARMS, LP

PRISM SURVEYS, INC.
REG. NO. 101325-00

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS

3533 BELL DRIVE
HURST, TEXAS 75083
(617) 540-8048

LEGEND

WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING	
AC	= AIR CONDITIONER
AD	= AREA DRAIN
A.REL.V.	= AIR RELEASE VALVE
B	= BOLLARD
BBQ	= BARBEQUE
CL	= CENTERLINE
CONC.	= CONCRETE
D.R.T.C.T.	= DEED RECORDS TARRANT COUNTY, TX
EP	= ELECTRIC PEDESTAL
FN	= FIRE HYDRANT
GM	= GAS METER
GW	= GUY WIRE
HB	= WATER HOSE BIB
HG	= HANDICAP PARKING SIGN
HS	= NATURAL GROUND
HS	= OVERHEAD UTILITY LINES
CH	= CHIMNEY
PP	= POWER POLES
PVC	= POLYVINYLCHLORIDE PIPE
P.R.T.C.T.	= PLAT RECORDS TARRANT COUNTY, TEXAS
RCF	= REINFORCED CONCRETE PIPE
RW	= RETAINING WALL
SD	= STORM DRAIN INLET
SS	= SIDEWALK
SSM	= STREET SIGN
SSMH	= SANITARY SEWER MANHOLE
SRS	= STEEL ROD SET
SWBH	= SOUTHWESTERN BELL TELEPHONE MANHOLE
TP	= TOP OF BANK
TR	= TELEPHONE PEDESTAL
TRL	= TRAIL
TRNS	= TRANSFORMER
TS	= TRAVERSE STATION
WV	= WATER VALVE
UB	= UTILITY BOX
WM	= WATER METER

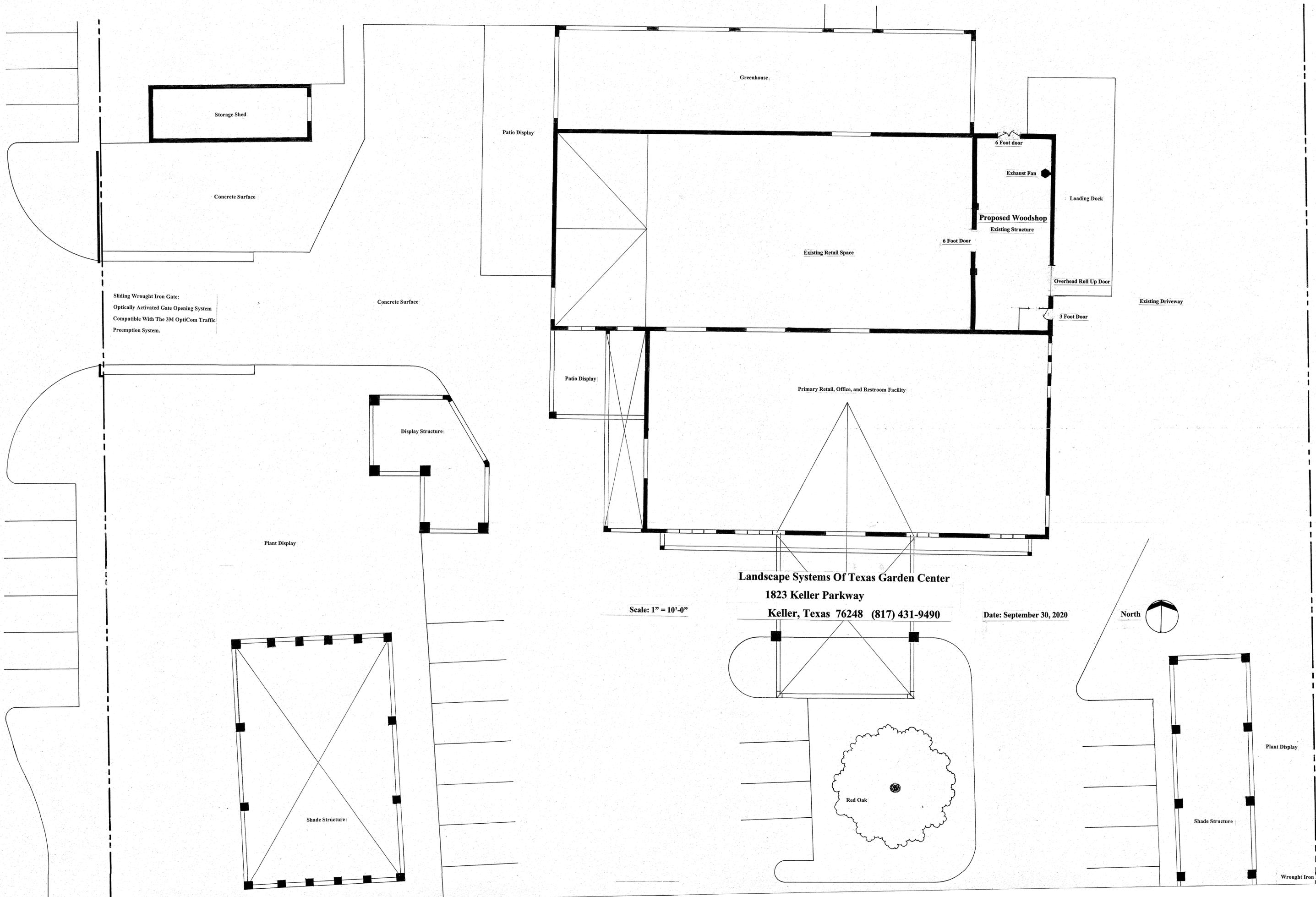
FLOOD STATEMENT:
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas, portions of this property are shown in a special flood hazard area. The property appears in Zone AE, Map Number 484530-0090K, Map Revised: September 25, 2009.

October 1, 2020

Landscape Systems requests a Specific Use Permit to continue the manufacturing of Live Edge Furniture. Since adding Live Edge Wood for sale and building custom furniture, we have significantly increased taxable sales.

- We currently have 984 Sq Ft dedicated to manufacturing furniture. This area is separate from Retail Sales
- Only hand tools are used. No large stationary equipment is on premises.
- We have added a ventilation fan in the sanding area. A filtration unit has been installed in the finishing area. Employees are required to wear proper safety equipment.
- NO restricted products are used in production. Green products are used when possible. We purchase the majority of needed materials locally in Keller.
- We currently have one full time and one part time employee dedicated to woodworking. We are currently looking to add another full time worker. Woodshop is operated Monday through Saturday from 7am to 5 pm.
- A fire sprinkler system is in the design and permit process. No major remodeling is required to continue operation.

Landscape Systems appreciates your consideration of this application. Our customers have been thrilled with the unique and high quality products we produce. We look forward to continuing to offer this service.



Sliding Wrought Iron Gate:
 Optically Activated Gate Opening System
 Compatible With The 3M OptiCom Traffic
 Preemption System.

Landscape Systems Of Texas Garden Center
 1823 Keller Parkway
 Keller, Texas 76248 (817) 431-9490

Scale: 1" = 10'-0"

Date: September 30, 2020



Wrought Iron Gate