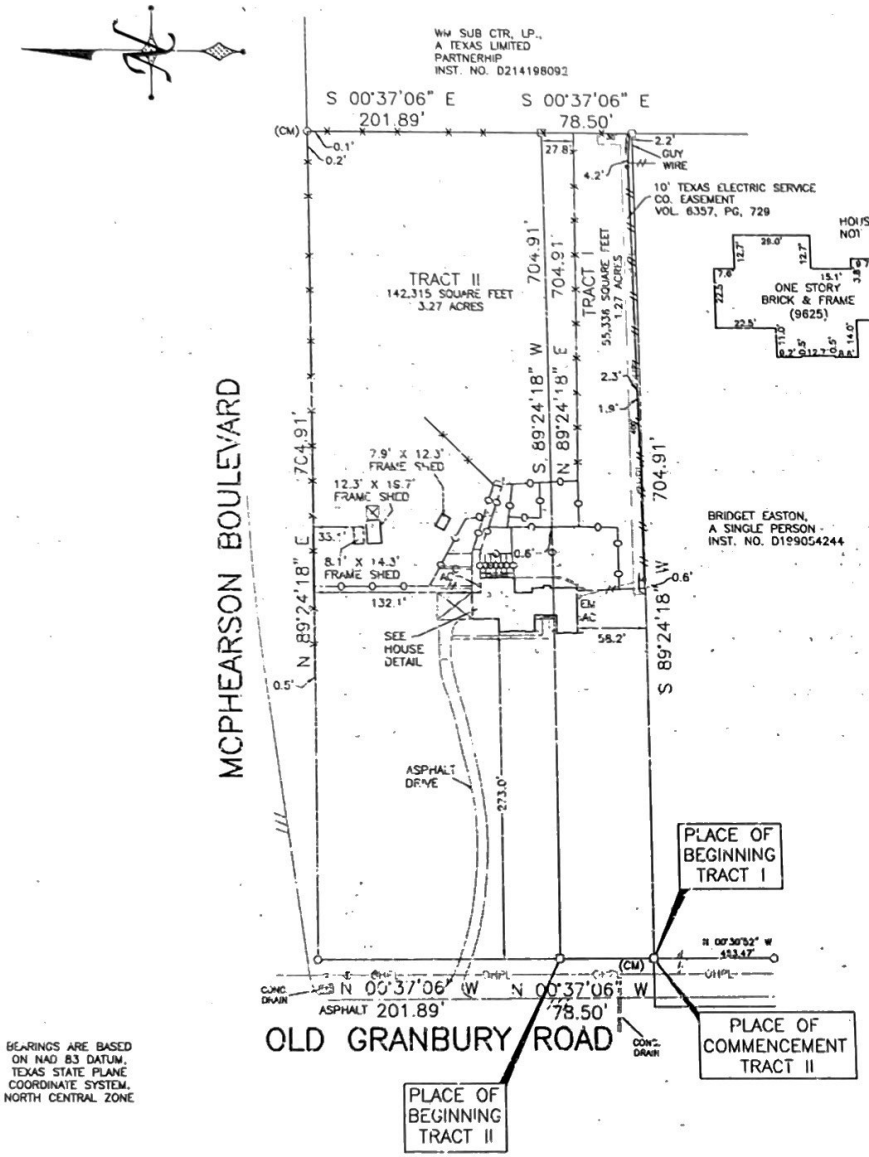


BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO 10194366

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 9625 OLD GRANBURY ROAD, in TARRANT COUNTY, Texas.

Tract I

Being all that certain lot tract or parcel of land situated in the J.J. Albirado Survey, Abstract No. 4, in Tarrant County, Texas and being the same as Tract I described in deed to Van Winter Hall, Jr. and Stella Diane Hall, recorded in Instrument No. D214238665, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the East line of Old Granbury Road, at the Northwest corner of a tract of land described in deed to Bridget Easton, a single person, recorded in Instrument No. D199054244 (D.R.T.C.T.) and at the Southwest corner of said Tract I;

THENCE North 00 degrees 37 minutes 06 seconds West, with the said East line of Old Granbury Road, a distance of 78.50 feet to a 3/8 inch iron rod found at the Southwest corner of Tract II of said Hall tract;

THENCE North 89 degrees 24 minutes 18 seconds East, a distance of 704.91 feet to a 3/8 inch iron rod found for corner in the West line of a tract of land described in deed to WM Sub Ctr, LP., a Texas limited partnership recorded in Instrument No. D214198092 (D.R.T.C.T.), at the Southeast corner of said Tract II;

THENCE South 00 degrees 37 minutes 06 seconds East, a distance of 78.50 feet to a 3/8 inch iron rod found for corner in the said West line of WM Sub Ctr tract, at the Northeast corner of said Easton tract;

THENCE South 89 degrees 24 minutes 18 seconds West, a distance of 704.91 feet to the PLACE OF BEGINNING and containing 55,336 square feet or 1.27 acres of land.

Tract II

Being all that certain lot tract or parcel of land situated in the J.J. Albirado Survey, Abstract No. 4, in Tarrant County, Texas and being the same as Tract II described in deed to Van Winter Hall, Jr. and Stella Diane Hall, recorded in Instrument No. D214238665, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found for corner in the East line of Old Granbury Road, at the Northwest corner of a tract of land described in deed to Bridget Easton, a single person, recorded in Instrument No D199054244 (D.R.T.C.T.) and at the Southwest corner of Tract I of said Hall tract;

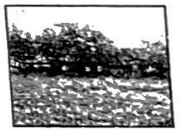
THENCE North 00 degrees 37 minutes 06 seconds West, with the said East line of Old Granbury Road, a distance of 78.50 feet to a 3/8 inch iron rod found at the Southwest corner of Tract II of said Hall tract and being the PLACE OF BEGINNING of the herein described tract of land;

THENCE North 00 degrees 37 minutes 06 seconds West, a distance of 201.89 feet to a 1/2 inch iron rod found at the intersection of the said East line of Old Granbury Road and in the South line of McPhearson Boulevard;

THENCE North 89 degrees 24 minutes 18 seconds East, with the said South line of McPhearson Boulevard, a distance of 704.91 feet to a 5/8 inch iron rod found at the Northwest corner of a tract of land described in deed to WM Sub Ctr, LP., a Texas limited partnership, recorded in Instrument No. D214198092 (D.R.T.C.T.);

THENCE South 00 degrees 37 minutes 06 seconds East, a distance of 201.89 feet to a 3/8 inch iron rod found for corner in the West line of said WM Sub Ctr tract;

THENCE South 89 degrees 24 minutes 18 seconds West, a distance of 704.91 feet to the PLACE OF BEGINNING and containing 142,315 square feet or 3.27 acres of land.



THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0410K

ACCEPTED BY: _____

FIDELITY NATIONAL TITLE COMPANY

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale:	1" = 100'
Date:	03/20/2020
G. F. No.:	9001222000622
Job no.:	202001883
Drawn by:	CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE

LEGEND
WOOD FENCE — TOE
CHAIN LINK — BARBED WIRE
IRON FENCE — BOUNDARY LINE
WIRE FENCE — ADJACENT BUILDINGS
CM — CONTROLLING MONUMENT
MRD — MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
3/8" IRON ROD FOUND
5/8" IRON ROD FOUND
PK NAIL FOUND
CABLE — ELECTRIC
CLEAN OUT — POOL EQUIP
GAS METER — POWER POLE
FIRE HYDRANT — TELEPHONE
LIGHT POLE — WATER METER
MANHOLE — WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR