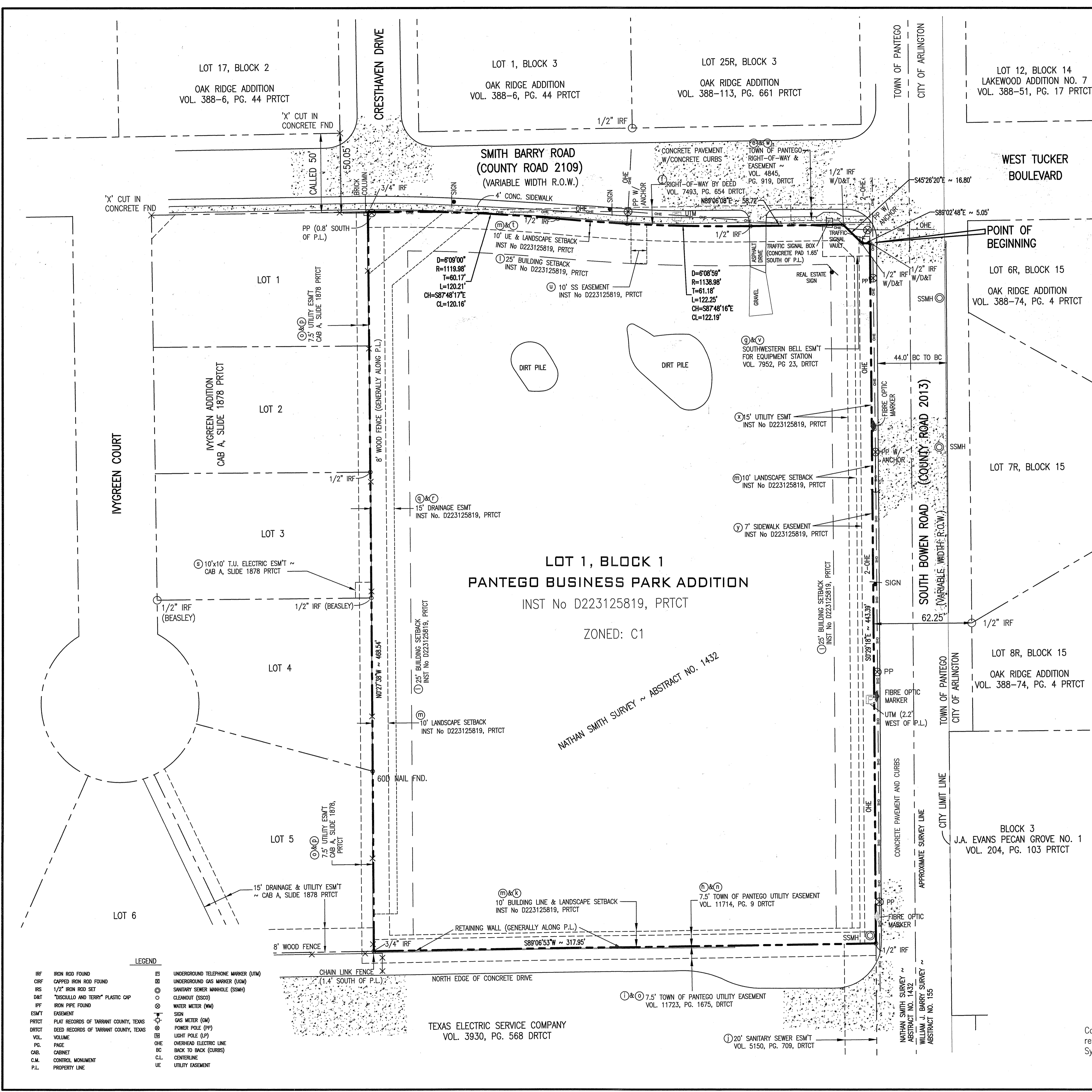


P:\PANTEGO BUSINESS PARK\SURVEY ALTA 2023.dwg, 9/25/2023 1:54:08 PM, 1:1



**LEGEND**

IRF	IRON ROD FOUND	UTM	UNDERGROUND TELEPHONE MARKER
CRF	CAPPED IRON ROD FOUND	UGM	UNDERGROUND GAS MARKER
IRS	1/2" IRON ROD SET	SMH	SANITARY SEWER MANHOLE
DAT	"DISCULLO AND TERRY" PLASTIC CAP	SSCO	CLEANOUT (SSCO)
IPF	IRON PIPE FOUND	WM	WATER METER
ESMT	EASEMENT	SN	SIGN
PRCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS	GM	GAS METER
DRCT	DEED RECORDS OF TARRANT COUNTY, TEXAS	PP	POWER POLE
VOL	VOLUME	LP	LIGHT POLE
PG	PAGE	OEL	OVERHEAD ELECTRIC LINE
CSL	CABINET	BC	BACK TO BACK (CURBS)
CLM	CONTROL MONUMENT	CL	CENTERLINE
P.L.	PROPERTY LINE	UE	UTILITY EASEMENT

TEXAS ELECTRIC SERVICE COMPANY  
VOL. 3930, PG. 568 DRCT

**LEGAL DESCRIPTION**

Being all of Lot 1, Block 1, Pantego Business Park Addition, an addition to the Town of Pantego, Tarrant County, Texas as recorded in Instrument Number D223125819, Plat Records of Tarrant County, Texas (PRCT).

**SURVEYOR'S CERTIFICATION**

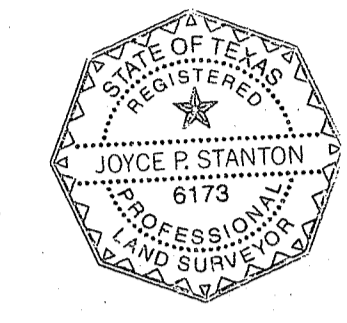
TO: Pantego Development LLC  
Trinity Title of Texas, LLC  
Fidelity National Title Insurance Company

I, Joyce P. Stanton, a Registered Professional Land Surveyor, hereby certify that the following survey was compiled from an accurate survey made on the date indicated below, on the ground under my personal supervision. (August 25, 2023)

FOR Di Scullo-Terry, Stanton & Associates, Inc.

*Joyce P. Stanton*

Joyce P. Stanton, Registered Professional Land Surveyor No. 6173



**NOTES**

Subject tract lies within Zone X (unshaded area - defined as areas determined to be outside 500-year floodplain), according to Federal Emergency Management Agency Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas No. 48439C0335-K - Revision Date September 29, 2009.

Overhead power lines overhang onto subject tract along the east and north property lines.

**TITLE COMMITMENT NOTES**

Title Commitment provided by Fidelity National Title Insurance Company - GF No. 43165DFW, Effective Date July 14, 2023 - Issue Date June 24, 2022. Exceptions listed in Schedule B as they relate to this survey are addressed as follows:

Schedule B - Item 10(a) - Easement created in instrument executed by George E. Vernon, et al to Town of Pantego, dated July 30, 1969, filed February 24, 1970, recorded in Volume 4845, Page 919, DRCT. Is shown hereon, located in the Smith Barry right of way.

Schedule B - Item 10(f) - Easement created in instrument executed by Pete Jones, et al to Town of Pantego, dated March 17, 1983, filed April 22, 1983, recorded in Volume 7493, Page 654, DRCT. Is shown hereon, located in the Smith Barry right of way.

Schedule B - Item 10(g) - Easement created in instrument executed by Peter Jones, et al to Southwestern Bell Telephone Company, dated July 26, 1984, filed September 14, 1984, recorded in Volume 7952, Page 23, DRCT. Is located on the northeast corner of the subject tract and is shown hereon.

Schedule B - Item 10(h) - Easement created in instrument executed by Colleen Vernon, et al to Town of Pantego, dated April 29, 1994, filed September 2, 1994, recorded in Volume 11714, Page 9, DRCT. Is located along the south line of subject tract and is shown hereon.

Schedule B - Item 10(i) - An easement granted to The Town of Pantego Texas by instrument recorded in Volume 11723, Page 1675, DRCT. Is located on Texas Electric Service Company Tract.

Schedule B - Item 10(j) - A sanitary sewer easement created by instrument recorded in Volume 5150, Page 709, DRCT. Is located on Texas Electric Service Company Tract.

Schedule B - Item 10(k) - A building setback line, 10 feet in width located along, adjacent and parallel to the South boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.

Schedule B - Item 10(l) - A building setback line, 25 feet in width located along, adjacent and parallel to the East, West and North boundary lines, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.

Schedule B - Item 10(m) - A landscape setback line, 10 feet in width located along, adjacent and parallel to the all boundary lines, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.



Graphic Scale In Feet

Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND AUGUST 14, 2023

Schedule B - Item 10(n) - A Town of Pantego utility easement, 7.5 feet in width located along, adjacent and parallel to the South boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. 7.5 foot easement granted in Volume 11714, Page 9, DRCT (also item 10(h)) affects subject tract and is shown hereon.

Schedule B - Item 10(o) - A utility easement, 7.5 feet in width located along, adjacent and parallel to the South and West boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. (Plat Reference Volume 11723, Page 1675, DRCT and Cabinet A, Slide 1878, PRCT) Is located on Texas Electric Service Company (item 10(i)) tract & in Ivgreen Addition (item 10(p)) and is shown hereon.

Schedule B - Item 10(p) - A utility easement, 7.5 feet in width located along, adjacent and parallel to the West boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Is located on Ivgreen Addition, as recorded Cabinet A, Slide 1878, PRCT and is shown hereon.

Schedule B - Item 10(q) - A drainage easement, 15 feet in width located along, adjacent and parallel to the West and part of the North boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.

Schedule B - Item 10(r) - A CL ORGE easement, unknown feet in width located along, adjacent and parallel to the West and part of the North boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. "CL DRGE ESMT" as shown on plat is the centerline of a 15' Drainage Easement (item 10(q)). Centerline is for dimensional purposes only and is not a separate easement.

Schedule B - Item 10(s) - A portion of a T.U. electric easement, unknown feet in width located along, adjacent and parallel to the West boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. 10'x10' T.U. Electric Easement, as delineated by Cabinet A, Slide 1878, PRCT is located on Ivgreen Addition, and is shown hereon.

Schedule B - Item 10(t) - A utility easement, 10 feet in width located along, adjacent and parallel to the North boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.

Schedule B - Item 10(u) - A CL SS easement, 10 feet in width located adjacent to the North boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.

Schedule B - Item 10(v) - Southwestern Bell Equipment Station easement, unknown feet in length and width located along, adjacent and parallel to the North Easterly boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Easement (also item 10(g)) is located on the northeast corner of the subject tract and is shown hereon.

Schedule B - Item 10(w) - A Town of Pantego Right-of-Way and Easement, unknown feet in length and width located along, adjacent and parallel to the North Easterly boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Right of Way recorded in Volume 4845, Page 919, DRCT (also item 10e). Is shown hereon, located in the Smith Barry right of way.

Schedule B - Item 10(x) - A utility easement, 15 feet in width located along, adjacent and parallel to the East boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.

Schedule B - Item 10(y) - A sidewalk easement, 7 feet in width located along, adjacent and parallel to the East boundary line, as shown and/or stated on the Plat recorded in Instrument No. D223125819, PRCT. Affects subject tract and is shown hereon.

**ALTA/NSPS LAND TITLE SURVEY**  
2500 SMITH BARRY ROAD  
LOT 1, BLOCK 1,  
PANTEGO BUSINESS PARK  
ADDITION

PANTEGO, TARRANT COUNTY, TEXAS

DATE: AUGUST 2023 SCALE: 1"=30' FILE: P:/PANTEGO BUSINESS PARK

DI SCULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET + ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 + FIRM No. E-615 & S-100049-00

EMAIL: jstanton@dterry.com