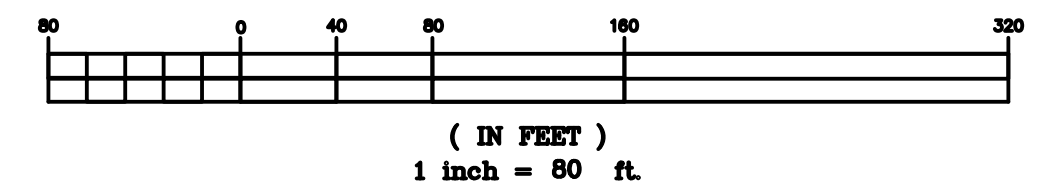
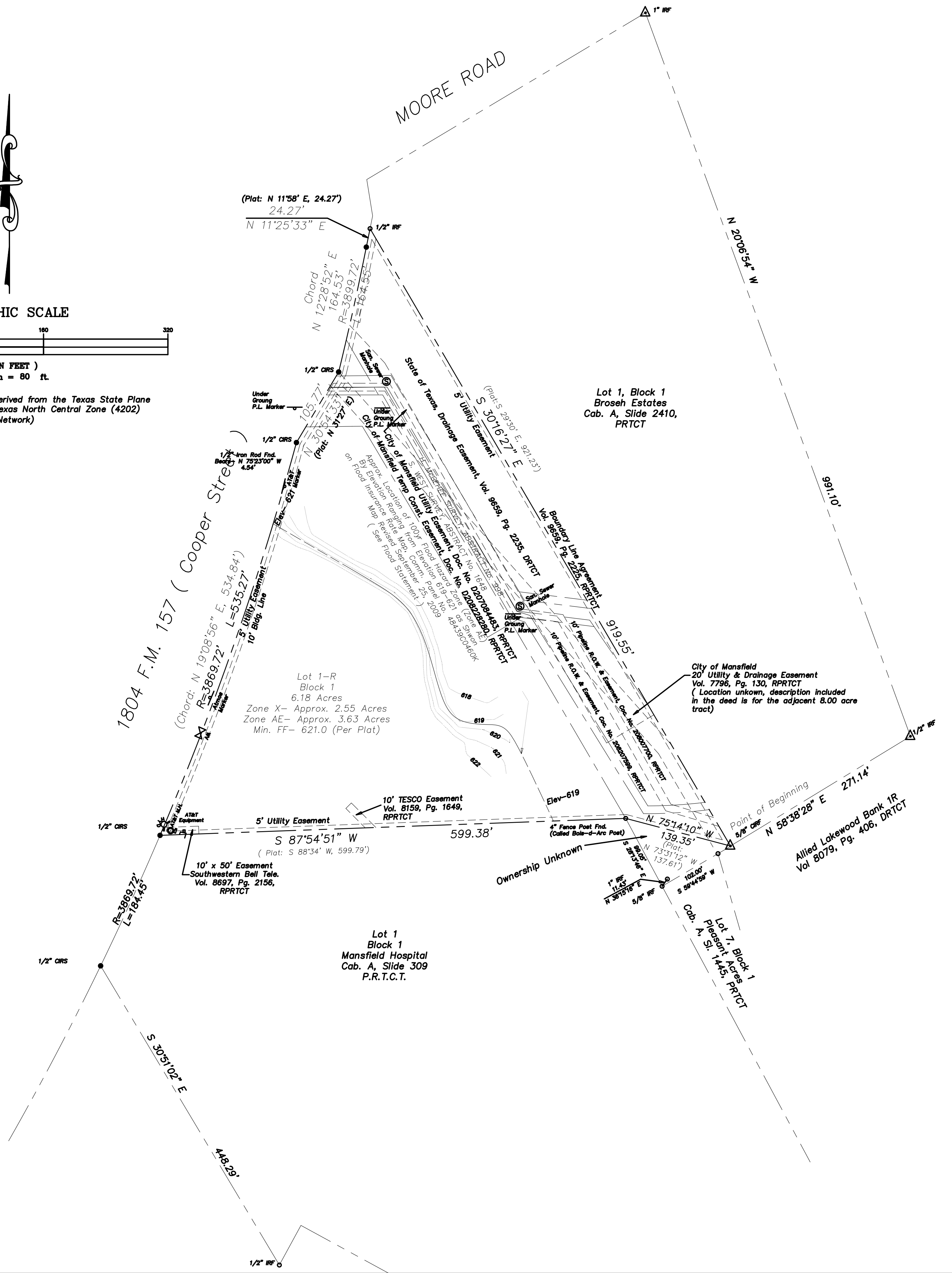


GRAPHIC SCALE



Note: Basis of Bearing are derived from the Texas State Plane Coordinate System, NAD83, Texas North Central Zone (4202) (Western Data Systems RTK Network)



PROPERTY DESCRIPTION

Lot 1-R, Block 1, CALVARY CHURCH OF THE NAZARENE, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 176, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a 5/8 inch capped iron rod found, said point being the Southeast corner of said Lot 1-R, and being the Southwest corner of Lot 1, Block 1, Broseh Estates, recorded in Cabinet A, Slide 2410, Plat Records, Tarrant County, Texas, (PRCT), said point being in the North line of a tract of land described in a deed to Allied Lakewood Bank 1R, recorded in Volume 8079, Page 406, Deed Records, Tarrant County, Texas, (DRCT);

Thence North 75 deg. 14 min. 10 sec. West, along the South line of said Lot 1-R, a distance of 139.35 feet to a 4" inch wood fence post found for corner, (Called Bois-d-Arc Post), Plat Call, North 73 deg. 31 min. 12 sec. West, 137.61 feet, to a point for corner, said point being the Northeast corner of Lot 1, Block 1, Mansfield Hospital, recorded in Cabinet A, Slide 309, PRCT;

Thence South 87 deg. 54 min. 51 sec. West, along the common line between said Lot 1-R and Lot 1, a distance of 599.38 feet to a 1/2 inch capped iron rod set if possible, (1/2" CIRS "Maki Assoc."), Plat Call, South 88 deg. 34 min. West, 599.79 feet, said point being the Southwest corner of said Lot 1-R, and the Northwest corner of said Lot 1, said point being in the East Right of Way (R.O.W) line of Farm to Market Highway 157, (FM 157), (Cooper Street), and being in a curve to the left, said curve having a radius of 3869.72 feet;

Thence in a Northeasterly direction along the East R.O.W. line of said FM 157, and said curve a distance of 535.27 feet to a 1/2 inch CIRS if possible, said curve having a chord bearing of North 19 deg. 08 min. 56 sec. East, and chord length of 534.84 feet, from said point a 1/2 inch iron rod found bears North 75 deg. 23 min. 00 sec. West, a distance of 4.54 feet;

Thence North 30 deg. 54 min. 33 sec. East, continuing along the East R.O.W. line of said FM 157, a distance of 105.77 feet to a 1/2" CIRS, if possible, Plat Call North 31 deg. 27 sec. East, 105.77 feet, said point being the beginning of a non-tangent curve to the left, said curve having a radius of 3899.72 feet;

Thence in a Northeasterly direction along said curve and East R.O.W. line of said FM 157, a distance of 164.55 feet to a 1/2" CIRS, if possible, said curve having a chord bearing of North 12 deg. 28 min. 52 sec. East, and a chord length of 164.53 feet;

Thence North 11 deg. 25 min. 33 sec. East, continuing along the East R.O.W. line of said FM 157, a distance of 24.27 feet to a 1/2 inch iron rod found for corner, Plat Call: North 11 deg. 58 min. East, said point being the North corner of said Lot 1-R, and being the West Northwest corner of said Lot 1, Broseh Estates;

Thence South 30 deg. 16 min. 27 sec. East, along the common line between said Lot 1-R and Lot 1, a distance of 919.55 feet to the Point of Beginning, Plat Call: South 29 deg. 30 min. East, 921.23 feet, and containing 6.18 acres of land, more or less.

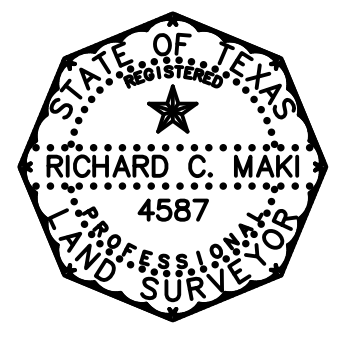
Note: To the best of my knowledge, this Lot is not directly affected by the easements recorded in Vol. 5096, Pg. 905, and Vol. 4397, Pg. 48, Real Property Records, Tarrant County, Texas. (RPRTCT)

Flood Statement: This property is located in Zone 'A' or 'AE' (Special Flood Hazard Areas Inundated by 100-year Flood), and this property is located in Zone 'X' (Area determined to be outside the 500 year floodplain) as shown on the FEMA, Flood Insurance Administration Rate Map, Community-Panel Number 484300460K, Dated 9/25/2009. This statement does not imply the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. If interested parties have concerns regarding the flooding propensities of this property, a qualified Licensed Professional Engineer should be consulted.



Established 1988
Received & Accepted:
Seller: _____
Date: _____
Buyer: _____
Date: _____
Buyer: _____
Date: _____

I, Richard C. Maki, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the results of a survey made on the ground under my personal supervision, and substantially meets the minimum standard requirements of the Texas Board of Professional Land Surveying, and to the best of my knowledge and belief, is a true and correct depiction and description of the results of said survey. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary, except as shown hereon. The only reservation and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of this property, and the undersigned shall not acquire any burden or liability from said statement.
Note: This survey was performed in connection with the transaction described herein, and is intended for that purpose only.
Lot Survey for West Texas District of the Nazarenes.
(No Title Commitment/Abstract Provided or Utilized).
MAKI AND ASSOCIATES, INC.
P.O. BOX 14283 ARLINGTON, TEXAS 76004-1283
(817) 228-2700, TPBLS Firm Reg. No. 100487-00
Legend: O Iron Rod Found. --- Wood or Wire Fence
● Iron Rod Set. ▲ Central Monument
All iron rods are 1/2" rebar unless otherwise noted.
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Richard C. Maki
Registered Professional
Land Surveyor No. 4587
Original Only If Signed in Red
Date: 4/07/18
Job No. 74170
Drawn By: RCM-1