



BURNS
SURVEYING

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

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 2600 N. MAIN STREET, in the City of MANSFIELD, TARRANT County, Texas

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING all that certain lot, tract or parcel of land situated in the James McDonald Survey, Abstract No. 997, Tarrant County, Texas, being a tract of land described in deed to Phillips Equity Capital, L.L.C., a Texas limited liability company, recorded under Instrument No. D2222219140, Deed Records, Tarrant County, Texas (D.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a monument disc found in the Northeast line of N. Main Street, at the West corner of a tract of land described in deed to Oakdale Baptist Church, recorded under Instrument No. D206150685 (D.R.T.C.), at the South corner of herein described tract of land;

THENCE North 42 deg. 36 min. 17 sec. West, with the Northeast line of said N. Main Street a distance of 198.72 feet to 112 inch yellow-capped iron rod stamped "WIER" found at the South corner of Lot 1 of Ambrite Addition, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Page 2403, Plat Records, Tarrant County, Texas (P.R.T.C.T.).

THENCE North 55 deg. 42 min. 25 sec. East, a distance of 437.66 feet to a 1/2 inch yellow-capped iron rod found at the East corner of Lot 2 of said Amiotte Addition;

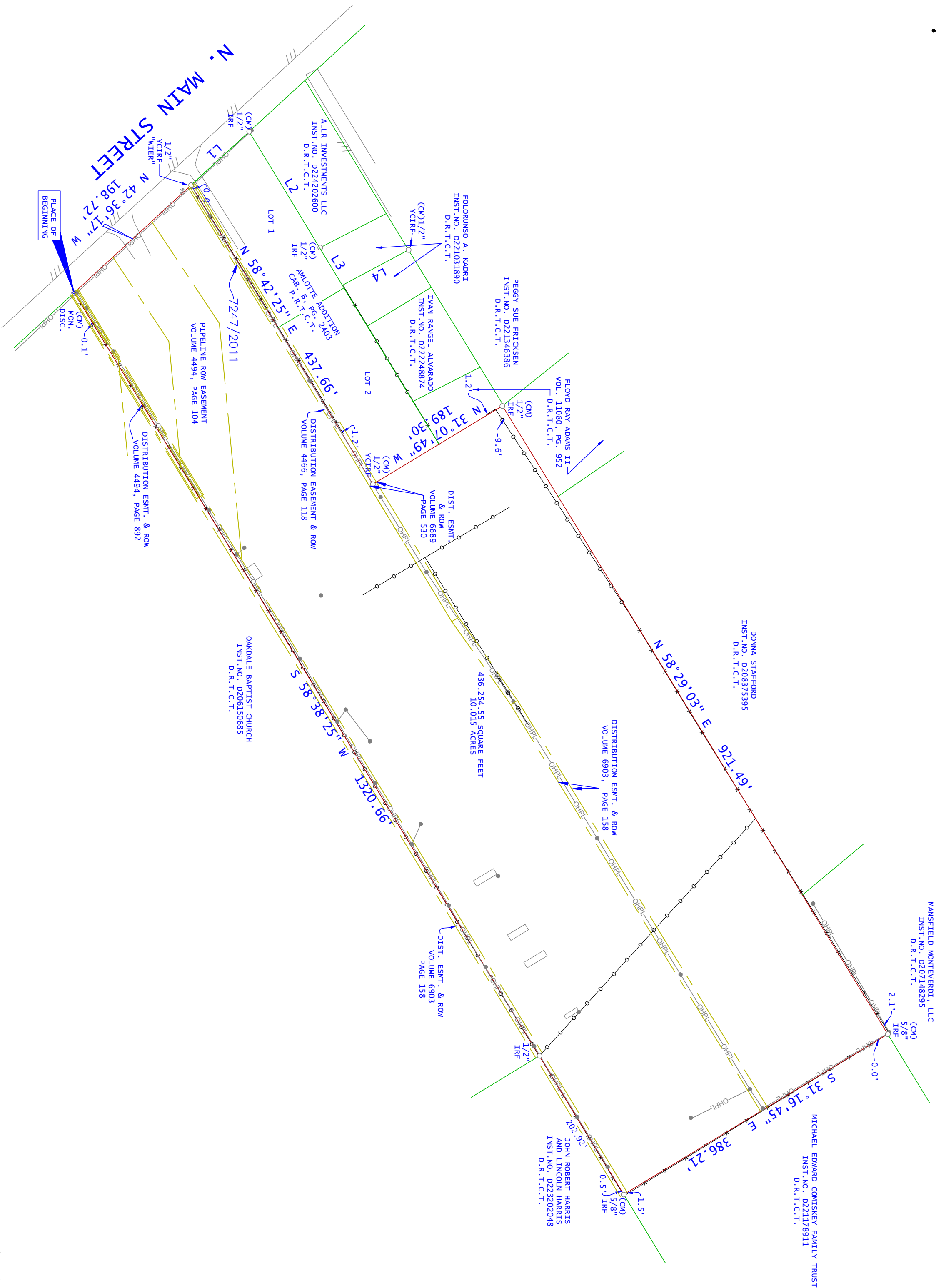
THENCE North 31 deg. 07 min. 49 sec. West, a distance of 189.30 feet to a 1/2 inch iron rod found at the North corner of a tract of land described in deed to Floyd Ray Adam II, recorded in Volume 11080, Page 952 (D.R.T.C.T.), at the East corner of a tract of land described in deed to Peggy Sue Fricksen, recorded under Instrument No. D221346366 (D.R.T.C.T.);

THENCE North 58 deg. 29 min. 03 sec. East, a distance of 921.49 feet to a 5/8 inch iron rod found in the Southeast line of a tract of land described in deed to Manfield Montverdi, LLC, recorded under instrument No. D207146295 (D.R.T.C.T.), at the West corner of a tract of land described in deed to Michael Edward Comiskey Family Trust, recorded under instrument No. D221178911 (D.R.T.C.T.);

of a tract of land described in deed to John Robert Harris and Lincoln Harris, recorded under Instrument No. D223202048 (D.R.T.C.T.), at the South corner of said Comiskey tract;

THENCE South 58 deg. 38 min. 25 sec. West, passing at a distance of 202.92 feet a 1/2 inch iron rod found on line for reference at the West corner of said Harris tract and continuing for a total distance of 1320.61 feet to the PLACE OF BEGINNING and containing 436,254.55 square feet or 10.015 acres of land.

LINE TABLE		
NO.	LENGTH	BEARING
L1	98.60'	N 42°35'24" W
L2	169.89'	N 58°43'55" E
L3	54.51'	N 58°43'55" E
L4	93.76'	S 28°01'10" E



WOOD FENCE	LEGEND	IRON FENCE
CHAIN LINK		WIRE FENCE
BOUNDARY LINE		
POINT FOR CORNER		
CONTROLLING MONUMENT		
MONUMENT OF RECORD DISCREPANCY		
"BURNS SURVEY CO." SET		
X-CUT POINT OR SET (AS NOTED)		
FENCE POST FOR CORNER		
CORNER POINT		
CORNER		
CLEAN OUT		
GAS METER		
IRON PROBABLY		
POLE		
MANHOLE		
(UNLESS OTHERWISE NOTED)		

ACCEPTED BY:

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

This parcel depicted hereon is a true correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property(ies) being as indicated by the plat; The size, location, and type(s) of building(s) as shown, all improvements being within the boundaries of the property as depicted hereon; and the area of said property(ies) being as indicated by the area bookback from the property lines the distance indicated.

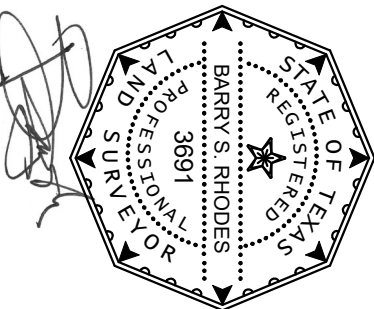
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Date: 11-10-2023 AND UNDERSIGNED IS NOT RESPONSIBLE TO

G. F. NO.: 1901392500046 OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Drawn by: _____ BM



FIDELITY
NATIONAL TITLE COMPANY