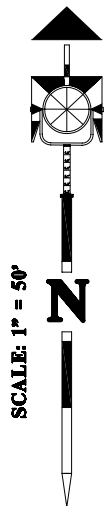


LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
	BUILDING
----	ASPHALT
----	CONCRETE
- x -	FENCE LINE
○	POWER POLE
-E-	OVERHEAD POWER
(CM)	CONTROLLING MONUMENT
ICV	IRRIGATION CONTROL VALVE
C.O.	CLEAN OUT
(CM)	CONTROLLING MONUMENT



SCALE: 1" = 50'

LOT 1R
BLOCK 1FIRELANE EASEMENT
V.12620, P.596, D.R.T.C.T.S88°23'37"E
14.67'FIRELANE EASEMENT
D211032187, D.R.T.C.T.FIRELANE EASEMENT
D211032187, D.R.T.C.T.ACCESS EASEMENT
C.A. 9.1381, P.R.T.C.T.
V.12620, P.597, D.R.T.C.T.25' BUILDING LINE
C.A. 9.1381, P.R.T.C.T.25' BUILDING LINE
C.A. 9.1381, P.R.T.C.T."X" IN CONCRETE
FOUND (CM)

1657 KELLER PARKWAY

N89°45'07"E
86.01'1/2" IRON ROD
SET1/2" IRON ROD
FOUND (CM)S00°26'58"E
116.68'1/2" IRON ROD
SET

ROCK WALL

(PLAT: S00°00'09"W)
LOT 1, BLOCK A
BERLIN ADDITION
C.A. 9.3458, P.R.T.C.T.S00°26'58"E
209.63'1/2" IRON ROD
FOUND (CM)

POINT OF BEGINNING

N88°23'37"W
85.46'
(PLAT: N87°45'31"W)LOT 2, BLOCK A
BERLIN ADDITION
C.A. 9.3458, P.R.T.C.T.LOT 2
BLOCK 1

Survey Sketch

0.41 Acre Tract

part of Lot 1R, Block 1

Mendez Addition

City of Keller, Tarrant County, Texas

Legal Description

Being a tract or parcel of land situated in the City of Keller, Tarrant County, Texas, being part of Lot 1R, Block 1, Mendez Addition, an addition to the City of Keller according to the plat recorded in Cabinet A, Slide 1381, Plat Records, Tarrant County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner, being the most easterly southeast corner of said Lot 1R and the southwest corner of of Lot 1, Block A, Berlin Addition, an addition to the City of Keller according to the plat recorded in Cabinet A, Slide 3458, Plat Records, Tarrant County, Texas and the northeast corner of Lot 2 of said Mendez Addition;

Thence North 88°23'37" West with the common line between said Lot 1R and said Lot 2 a distance of 85.46 feet to a 1/2" iron rod set for corner in the common line between said Lot 1R and said Lot 2, being the southwest corner of this tract;

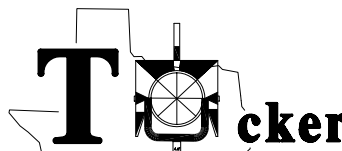
Thence North 00°37'06" West a distance of 206.87 feet to a 1/2" iron rod set for corner, being the southwest corner of this tract;

Thence North 89°45'07" East a distance of 86.01 feet to a 1/2" iron rod set for corner in the common line between said Lot 1R and said Lot 1, being the northeast corner of this tract;

Thence South 00°26'58" East with the common line between said Lot 1R and said Lot 1 a distance of 209.63 feet to the **POINT OF BEGINNING** and containing 0.41 acres of land, more or less as surveyed on the ground May 2, 2026 by Tucker Surveyors.

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey, made on the ground under my supervision, on May 2, 2026, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.


Donnie L. Tucker, RPLS No. 5144**Tucker**"LAND SURVEYING"
(ANY WHERE IN TEXAS)**SURVEYORS**

Flood Statement

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No.48439C-0190-L, effective date March 21, 2019, this property is located in Zone "X". (Areas determined to be outside the 500 year flood plain).

General Notes

NOTE: BEARINGS BASED PER GPS NAD-83.
NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER PLAT.
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

Job No. 202605004