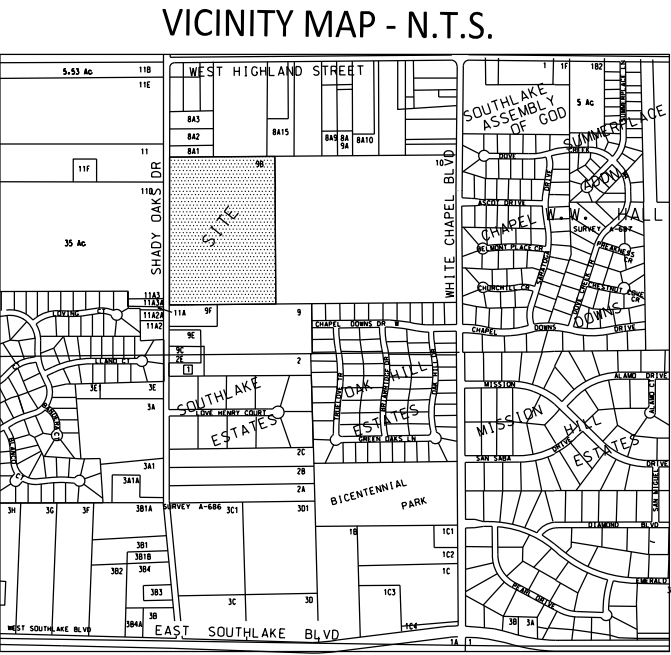
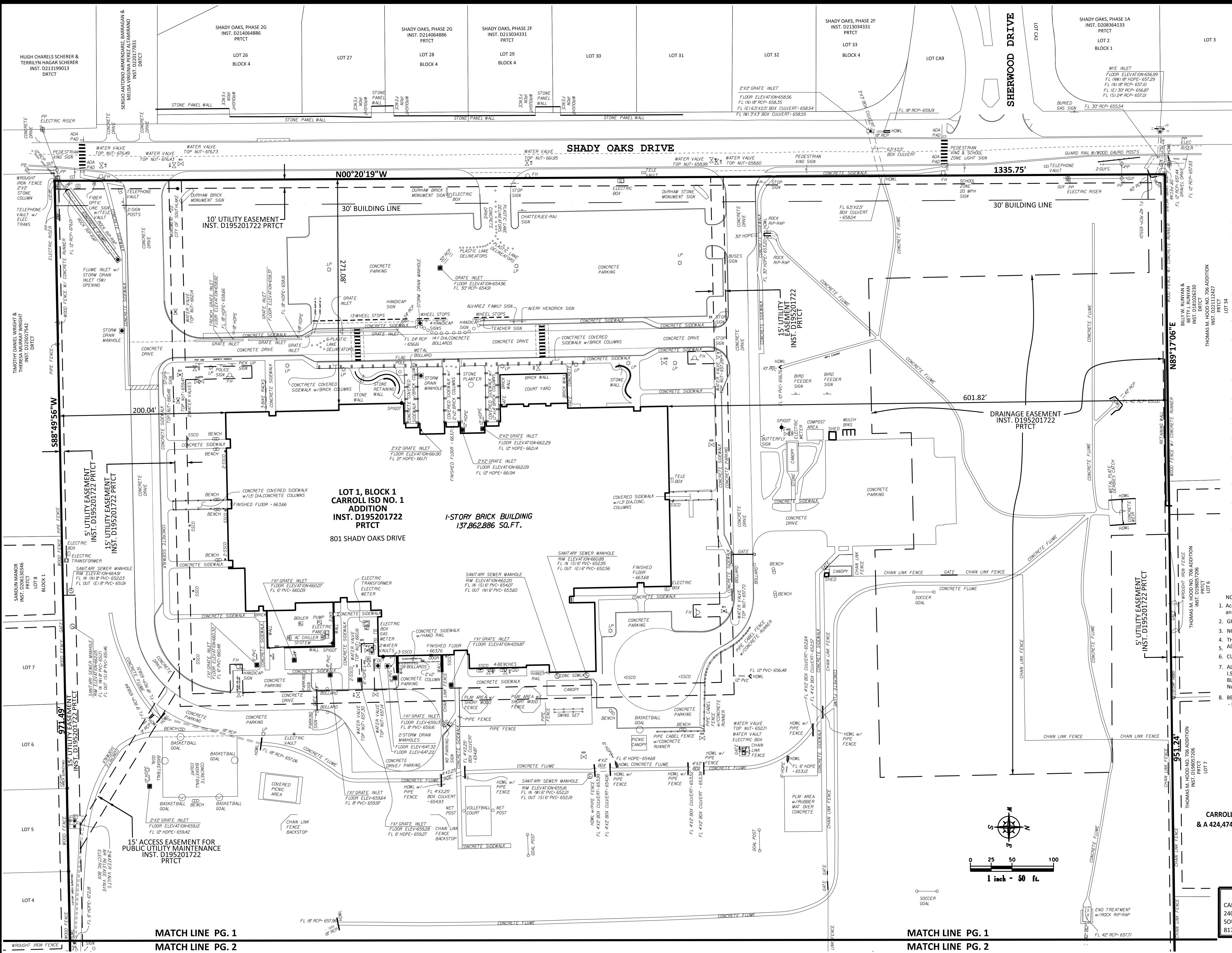




PROPERTY DESCRIPTION

Being all of Lot 1, Block 1, Carroll ISD No. 1 Addition, recorded under Instrument Number D195201722 Plat Records, Tarrant County, Texas (PRCT), conveyed by deed to Carroll Independent School District as recorded in Volume 11242, Page 2162 Deed Records, Tarrant County, Texas (DRTCT) and a 9.744 acre portion of Lot 1, Block 1 and Lot 1, Block 2, Carroll ISD No. 2 Addition, recorded under Instrument Number D198222760 Plat Records, Tarrant County, Texas (PRCT), conveyed by deed to Carroll Independent School District as recorded in Volume 12395, Page 1087 Deed Records, Tarrant County, Texas (DRTCT) and more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the northeast corner of Lot 1, Block 1 Carroll ISD No. 1 Addition, recorded under Instrument Number D195201722 PRCT, conveyed by deed to Carroll Independent School District as recorded in Volume 11242, Page 2162 DRTCT, same being the northwest corner of said Lot 1, Block 2, Carroll ISD No. 2 Addition;

THENCE North 88 degrees 53 minutes 41 seconds East, along the north line of said Carroll ISD No. 2 Addition, a distance of 244.17 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

THENCE South 01 degrees 08 minutes 01 seconds East, departing said north line, a distance of 533.79 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

THENCE North 88 degrees 49 minutes 08 seconds East, a distance of 18.90 feet to a set X cut in concrete for corner, said corner also being the beginning of a non-tangent curve to the right with a central angle of 85 degrees 36 minutes 24 seconds, a radius of 7.64 feet and a chord which bears South 44 degrees 56 minutes 40 seconds East with a distance of 10.55 feet;

THENCE Southeasterly, along said non-tangent curve to the right, an arc length of 11.60 feet to a set X cut in concrete for corner;

THENCE South 01 degrees 11 minutes 10 seconds East, a distance of 267.29 feet to a set X cut in concrete for corner;

THENCE North 88 degrees 19 minutes 09 seconds East, a distance of 92.33 feet to a set X cut in concrete for corner;

THENCE South 46 degrees 25 minutes 51 seconds East, a distance of 87.10 feet to a set X cut in concrete for corner;

THENCE South 01 degrees 15 minutes 34 seconds East, a distance of 466.44 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) in the south line of said Carroll ISD No. 2 Addition for corner;

THENCE South 89 degrees 09 minutes 19 seconds West, along said south line, a distance of 113.24 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

THENCE North 89 degrees 50 minutes 21 seconds West, continuing along said south line, a distance of 310.97 feet to a found 1/2 inch iron rod in the east line of said Carroll ISD No. 1 Addition for the southwest corner of said Carroll ISD No. 2 Addition for corner;

THENCE North 01 degrees 12 minutes 32 seconds West, along said east line, same being the west line of said Carroll ISD No. 2, a distance of 1,328.02 feet to the **POINT OF BEGINNING** and containing 424,474.749 square feet or 9.744 acres of land.

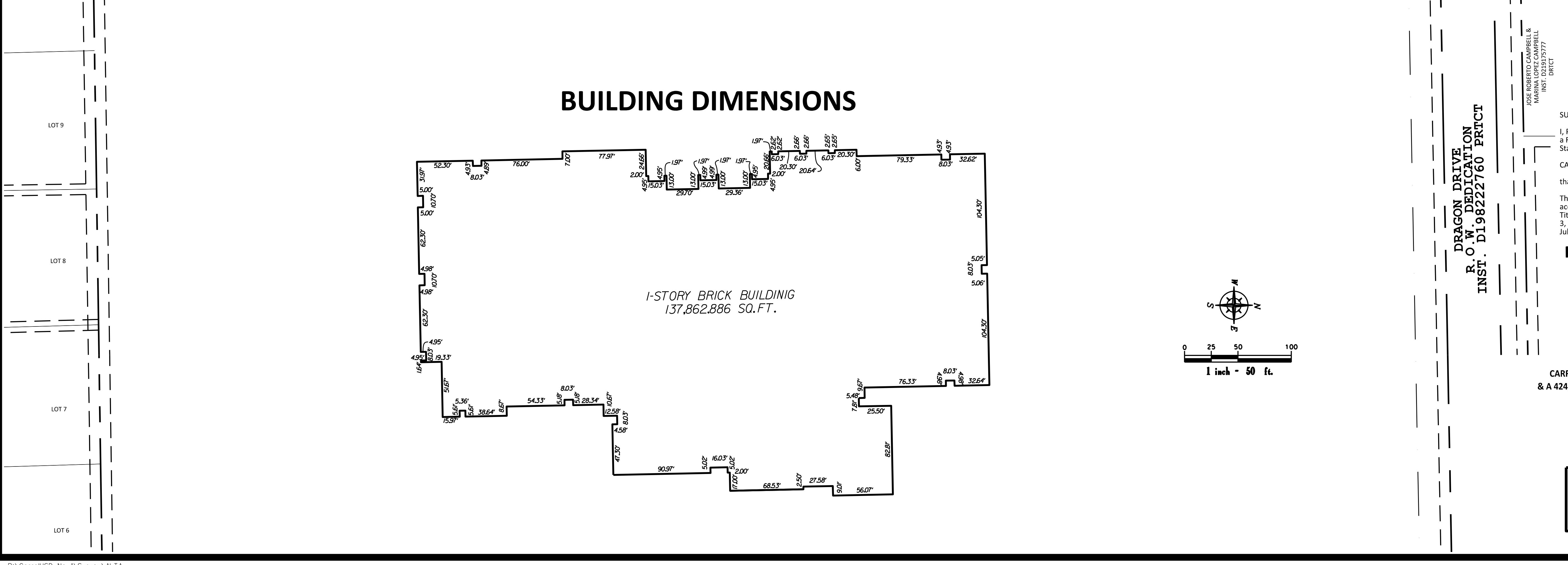
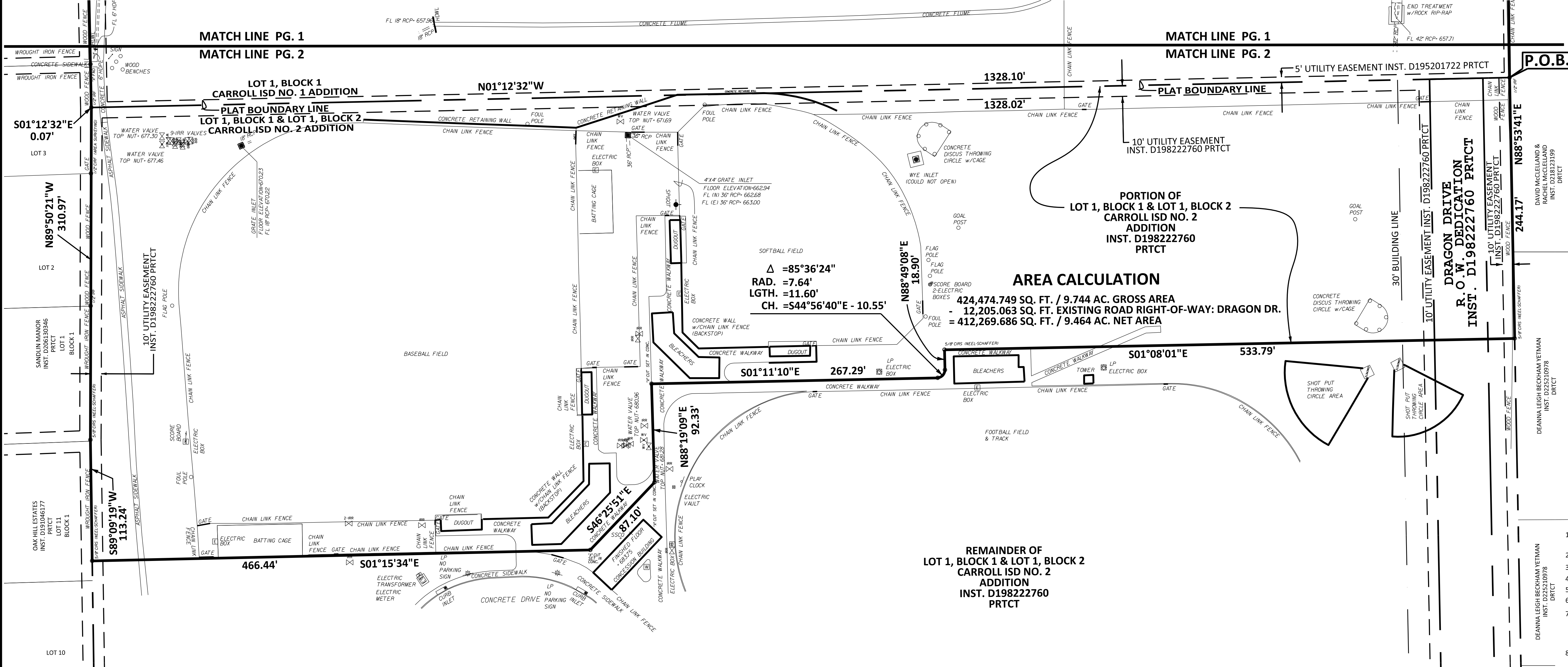
- NOTES:
1. According to the F.I.R.M. No. 48439C008SK, the subject property lies in Zone "X" and does not lie within a flood prone hazard area, effective date 09/25/2009.
 2. GROSS LAND AREA=1,704,888.49 SQ. FT. - 39.14 ACRES
 3. NO CHANGE TO STREET RIGHT-OF-WAY LINES
 4. THERE IS NO EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
 5. CURRENT ZONING IS CLASSIFIED AS- COMMUNITY SERVICE (CS)
 6. ALL EASEMENTS WERE CREATED BY THE SUBJECT PROPERTY PLAT, LOT 1, BLOCK 1, CARROLL I.S.D. ADDITION NO. 1, RECORDED UNDER INSTRUMENT NO. D195201722 PRCT AND LOT 1, BLOCK 1 & LOT 1, BLOCK 2, CARROLL ISD NO. 2 ADDITION RECORDED UNDER INSTRUMENT NO. D198222760 PRCT UNLESS OTHERWISE NOTED.
 7. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE (NAD83)

ALTA SURVEY

CARROLL I.S.D. ADDITION No. 1, LOT 1, BLOCK 1 INST. NO. D195201722 PRCT & A 424,474.749 SQ. FT. OR 9.744 AC. PORTION OF LOT 1, BLOCK 1 & LOT 1, BLOCK 2 CARROLL ISD NO. 2 ADDITION, INST. NO. D198222760 PRCT
801 SHADY OAKS DRIVE
SURVEY DATE- JULY 28, 2026

OWNER
CARROLL I.S.D.
2400 NORTH CARROLL AVE.
SOUTH LAKE, TX 76092
817-949-8222

NEEL-SCHAFER
Solutions you can build upon
NEEL-SCHAFER, INC.
2501 Avenue J, Suite 120, Arlington, Texas 76010
CONTACT: Philip B. Wolters, RPLS No. 5894
PHONE: 817-548-0096
EMAIL: phil.wolters@neel-schaffer.com
TBLPS FIRM REGISTRATION NO. 10021800



PROPERTY DESCRIPTION

Being all of Lot 1, Block 1, Carroll ISD No. 1 Addition, recorded under Instrument Number D195201722 Plat Records, Tarrant County, Texas (PRCT), conveyed by deed to Carroll Independent School District as recorded in Volume 11242, Page 2162 Deed Records, Tarrant County, Texas (DRTCT) and a 9.744 acre portion of Lot 1, Block 1 and Lot 1, Block 2, Carroll ISD No. 2 Addition, recorded under Instrument Number D198222760 Plat Records, Tarrant County, Texas (PRCT), conveyed by deed to Carroll Independent School District as recorded in Volume 12395, Page 1087 Deed Records, Tarrant County, Texas (DRTCT) and more particularly described by metes and bounds as follows:

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- NOTES:
- According to the F.I.R.M. No. 48439C0085K, the subject property lies in Zone "X" and does not lie within a flood prone hazard area, effective date 09/25/2009.
 - GROSS LAND AREA= 1,704,888.49 SQ. FT. - 39.14 ACRES
 - NO CHANGE TO STREET RIGHT-OF-WAY LINES
 - THERE IS NO EVIDENCE OF EARTH MOVING WORK, CONSTRUCTION, OR BUILDING
 - ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK
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 - BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE (NAD83)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE COMMITMENT. SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR ANY EASEMENTS, LEASES AND AGREEMENTS THAT ARE NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATION;

I, Philip Walters, of Neel-Schaffer Incorporated, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to;

CARROLL I.S.D.;

that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 7(b1), 8, 16, 17, 18 of Table A Thereof. The field work was completed on July 28, 2026.

PRELIMINARY- FOR REVIEW ONLY

Philip B. Walters
Registered Professional Land Surveyor
Texas Registration Number 5894

Date

ALTA SURVEY

CARROLL I.S.D. ADDITION No. 1, LOT 1, BLOCK 1 INST. NO. D195201722 PRCT & A 424,474.749 SQ. FT. OR 9.744 AC. PORTION OF LOT 1, BLOCK 1 & LOT 1, BLOCK 2 CARROLL ISD No. 2 ADDITION, INST. NO. D198222760 PRCT

801 SHADY OAKS DRIVE

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