

CERTIFICATE
 THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

7201 WEST VICKERY BOULEVARD
 CONCRETE PAVEMENT w/CURB
 VARIABLE WIDTH R.O.W.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY OF WHICH SURVEYOR IS UNAWARE.

BASIS OF BEARINGS: EAST BOUNDARY LINE OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 2790, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS RPLS 5294"
 "B&C" DENOTES BRITAIN & CRAWFORD
 C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
 P.O. Box 6160 Fort Worth Texas 76115
 (817) 920-7600
 T.B.P.L.S. FIRM No. 10111800
 CLS JOB No. 25-0042
 GF No. NONE

* NOTE *
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* NOTE *
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0280 K, MAP EFFECTIVE SEPTEMBER 25, 2008

TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 1299, PG. 596, R.P.R.T.C.T. LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 3032, PG. 514, R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 3359, PG. 636, R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS ELECTRIC SERVICE COMPANY EASEMENT RECORDED IN VOL. 3814, PG. 47, R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS MIDSTREAM GAS SERVICES EASEMENT RECORDED IN CC# 0209023882, R.P.R.T.C.T. LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS MIDSTREAM GAS SERVICES EASEMENT RECORDED IN CC# D210246093, R.P.R.T.C.T. LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 SUBORDINATION AGREEMENT RECORDED IN CC# D210228285, R.P.R.T.C.T. DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS MIDSTREAM GAS SERVICES EASEMENT RECORDED IN CC# 0210246094, R.P.R.T.C.T. LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS MIDSTREAM GAS SERVICES EASEMENT RECORDED IN CC# D210246095, R.P.R.T.C.T. LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 TEXAS MIDSTREAM GAS SERVICES EASEMENT RECORDED IN CC# 0210246096, R.P.R.T.C.T. LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY.

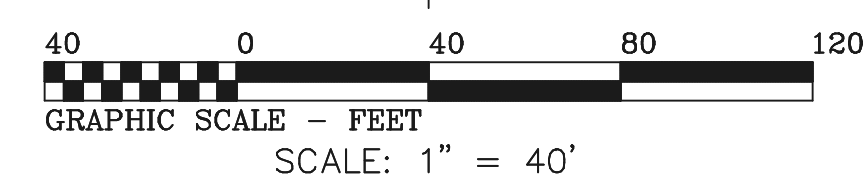
RSCLARK PARTNERS, LLC
 CC# D22300424
 O.P.R.T.C.T.

N 00°09'50"E 819.35'

S 64°02'13"W 671.05'
 UNION PACIFIC RAILROAD

N 89°50'10"E 205.48'

S 00°01'22"W 526.76'



SURVEYED ON THE GROUND
 MAY 20, 2025
 Ronald W. Coombs
 RONALD W. COOMBS, R.P.L.S.
 STATE OF TEXAS No. 5294

Survey plat of
 LOT 1R, BLOCK 1
 BECKMAN INDUSTRIAL PARK
 an addition to the City of Benbrook,
 Tarrant County, Texas
 according to the Plat recorded in
 Cabinet B, Slide 2790
 Plat Records, Tarrant County, Texas.