

LEGAL DESCRIPTION

TRACT 1
 BEING all of Lot 2, Block E, Sentry Industrial Park, as addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 388-131, Page 12, Plat Records of Johnson County, Texas (PRCT).

TRACT 2
 BEING that certain tract, or parcel of land located in the Elizabeth McAnier Survey, Abstract No. 571 in Johnson County, Texas, and being a portion of Lot 4, Block E, Sentry Industrial Park, as addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 388-131, Page 12, Plat Records of Johnson County, Texas (PRCT), said tract being more particularly described by metes and bounds as follows:
 BEGINNING at a PK chain stamped "JPH", said PK located in the south line of said Lot 4, also being at the most northerly southeast corner of a tract of land conveyed to Rin Co. Holdings, LP as recorded in Volume 389, Page 14, Plat Records of Johnson County, Texas (DRCT);
 THENCE South 59°25'07" West, with the north line of Lot 4 and north line of said Rin Co. Holdings tract a distance of 322.51 feet to a 1/2 inch iron rod found with a plastic cap stamped "INTERVA", said iron rod being located at the southeast corner of Lot 2, Block E, Sentry Industrial Park, for corner;
 THENCE North 59°25'07" East, with the north line of Lot 4, Block E, and Lot 4-R, Block C, continuing with Lot 5, Block C, Sentry Industrial Park, a distance of 743.27 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;
 THENCE South 22°54'24" East, across said Lot 4, a distance of 409.62 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", said iron rod in the south line of Lot 4 and the north line of a tract of land conveyed to NSPP Investments, LP as recorded in Instrument Number 2018-2075, DRCT, for corner;
 THENCE South 59°25'07" West, with the south line of Lot 4 a distance of 365.90 feet to the POINT OF BEGINNING, of herein described tract, containing a calculated area of 239,874 square feet, or 5.507 acres of land.

TRACT 3
 BEING that certain tract, or parcel of land located in the Elizabeth McAnier Survey, Abstract No. 571 in Johnson County, Texas, and being a portion of that tract of land conveyed to NSPP Investments, LP as recorded in Instrument Number 2018-2075, Plat Records of Johnson County, Texas (DRCT), said tract being more particularly described by metes and bounds as follows:
 BEGINNING at a PK chain stamped "JPH", said PK located in the south line of Lot 4, Block E, Sentry Industrial Park, as addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 388-131, Page 12, Plat Records of Johnson County, Texas (PRCT), also being at the most northerly southeast corner of a tract of land conveyed to Rin Co. Holdings, LP as recorded in Volume 389, Page 14, DRCT, and the southeast corner of the aforementioned NSPP Investments, LP tract;
 THENCE North 59°25'07" East, with the north line of said NSPP Investments, LP tract and the south line of Lot 4, a distance of 365.90 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;
 THENCE South 22°54'24" East, departing the south line of Lot 4, a distance of 123.97 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the beginning of a curve to the left, said iron rod located in the north right of way line of Heritage Parkway (F.M. 917), a variable width right of way as recorded in Volume 3427, Page 683, DRCT, from which a 1/2 inch iron rod with a plastic cap stamped "TEXAS SURVEYING" bears North 65°32'34" East a distance of 8.91 feet, for corner;
 THENCE northerly with the north right of way line of Heritage Parkway and said curve to the left, an arc distance of 226.80 feet, having a central angle of 3°17'53", a radius of 3,540.60 feet, a chord which bears South 30°32'42" West, for a chord distance of 216.77 feet, to a 1/2 inch iron rod with a plastic cap stamped "JPH", for corner;
 THENCE North 73°33'27" West, departing the north right of way line of Heritage Parkway, a distance of 186.43 feet to a 1/2 inch iron rod found with a plastic cap stamped "BEASLEY", for corner;
 THENCE North 30°32'42" West, a distance of 172.54 feet to the POINT OF BEGINNING of herein described tract, containing a calculated area of 89,864 square feet, or 2.063 acres of land.

- LEGEND**
- FE IRON ROD FOUND
 - CFE CAPPED IRON ROD FOUND
 - RF IRON PIPE FOUND
 - RS 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DTS 8172753361"
 - FRCT PLAT RECORDS OF JOHNSON COUNTY, TEXAS
 - DRCT DEED RECORDS OF JOHNSON COUNTY, TEXAS
 - DRCT DEED RECORDS OF JOHNSON COUNTY, TEXAS
 - O-E OVERHEAD ELECTRIC LINE
 - CHV OVERHEAD CABLE TELEVISION LINE
 - USE UNDERGROUND ELECTRIC LINE
 - BC SACK OF CEMENT
 - TC TOP OF CURB
 - TW TIGHT WOODEN
 - C&G CURB & GUTTER
 - ASPH ASPHALT
 - CONC CONCRETE
 - W WATER LINE
 - PWI PAVEMENT
 - RCP REINFORCED CONCRETE PIPE
 - FL FLOORLINE
 - PL PROPERTY LINE
 - ⊙ GAS METER
 - ⊕ GAS METER (M)
 - ⊕ WATER METER (M)
 - ⊕ TELEPHONE TAPPING BOX
 - ⊕ LIGHT POLE (LP)
 - ⊕ GROUND LIGHT (GL)
 - ⊕ POWER POLE (PP) / ELECTRIC RISER (ER)
 - ⊕ UNDERGROUND TELEPHONE WIRE (UW)
 - ⊕ UNDERGROUND FIBER OPTIC CABLE WIRE (UW)
 - ⊕ UNDERGROUND GAS WIRE (UGW)
 - ⊕ SANITARY SEWER MANHOLE (SSM)
 - ⊕ CLEANOUT (SCO)
 - ⊕ WATER VALVE (WV)
 - ⊕ FAN INDOOR (FI)
 - ⊕ SPRINKLER CONTROL VALVE (SCV)
 - ⊕ COV
 - ⊕ MAIL BOX (MB)
 - ⊕ AIR CONDITIONER (AC)
 - ⊕ 24" ACCESS EASEMENT AS SHOWN ON EXHIBITS FOR TEXAS MIDSTREAM GAS ESMT RECORDING INFORMATION NOT FOUND

NOTES:

- The bearings shown & verified herein are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
- No Title Commitment provided for this survey.
- No title research provided by surveyor. All easements and encumbrances may not be shown herein.
- Subject tract lies within Zone X (Areas determined to be outside the 0.2% annual chance flood plain) according to Federal Emergency Management Area Flood Insurance Rate Map of Johnson County, Texas and Incorporated Areas, Map No. 48351C01001, effective date December 4, 2012.

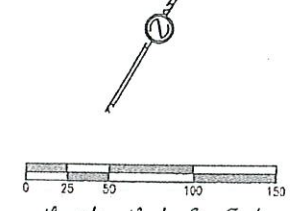
SURVEYOR'S CERTIFICATE

I, Joyce P. Stanton, a Registered Professional Land Surveyor, hereby certify that the following survey was completed from an accurate survey made on the date indicated below, on the ground and by my personal supervision. (01/18/2021, UPDATED 10/27/2021 to a 50' dimension for easements on Lot 2, and changed flowlines)

Joyce P. Stanton
 Registered Professional Land Surveyor
 Texas Registration No. 6173



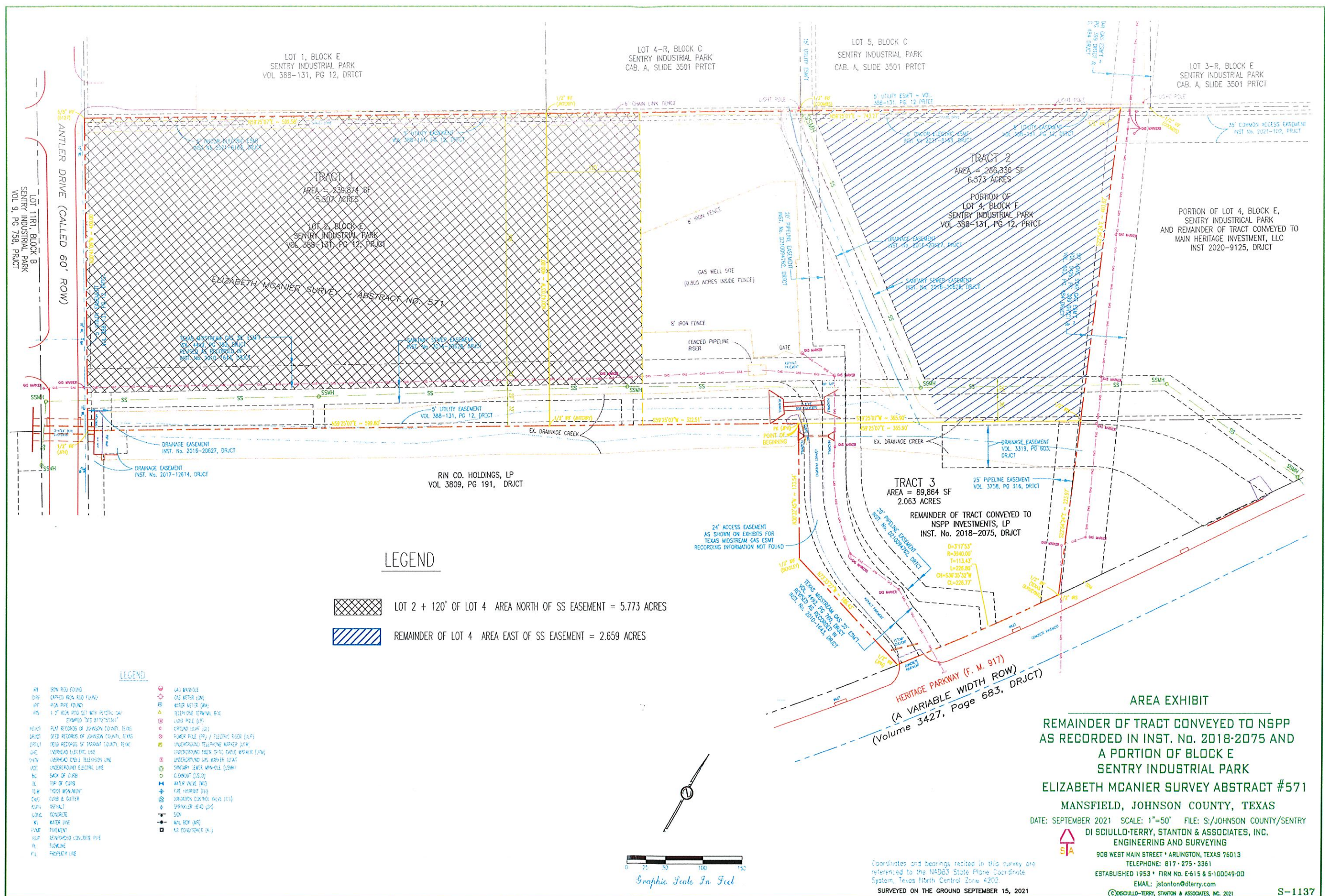
HERITAGE PARKWAY (F. M. 917)
 (A VARIABLE WIDTH ROW)
 (Volume 3427, Page 683, DRCT)



BOUNDARY SURVEY
 REMAINDER OF TRACT CONVEYED TO NSPP INVESTMENTS, LP AS RECORDED IN INST. No. 2018-2075 AND A PORTION OF BLOCK E SENTRY INDUSTRIAL PARK ELIZABETH MCANIER SURVEY ABSTRACT #571 MANSFIELD, JOHNSON COUNTY, TEXAS

DATE: SEPTEMBER 2021 SCALE: 1"=50' FILE: S:/JOHNSON COUNTY/SENTRY DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. ENGINEERING AND SURVEYING
 908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
 TELEPHONE: 817 • 275 • 3361
 ESTABLISHED 1953 • FIRM No. E-615 & S-100049-00
 EMAIL: jstanton@dsterry.com

SURVEYED ON THE GROUND SEPTEMBER 15, 2021



AREA EXHIBIT

REMAINDER OF TRACT CONVEYED TO NSPP AS RECORDED IN INST. No. 2018-2075 AND A PORTION OF BLOCK E SENTRY INDUSTRIAL PARK

ELIZABETH MCANIER SURVEY ABSTRACT #571

MANSFIELD, JOHNSON COUNTY, TEXAS

DATE: SEPTEMBER 2021 SCALE: 1"=50' FILE: S:\JOHNSON COUNTY\SENTRY DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. ENGINEERING AND SURVEYING

908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
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EMAIL: jstanton@sterry.com

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S-1137



Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202
SURVEYED ON THE GROUND SEPTEMBER 15, 2021