

This is to certify that I have, this date, made an on the ground survey of the property located on 479 North Kimball Avenue in the City of Southlake, Texas, described as follows:

Being all that certain 3.874 acre parcel situated in the S. Freeman Survey, Abstract No. 625, City of Southlake, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Stephen T. Hagar, by deed recorded in Volume 5885, Page 82, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TxDOT monument found for the Southwest corner of the herein described tract, same being in the South line of said Hagar tract, same being the Southeast corner of that certain tract of land conveyed as right-of-way to City of Southlake in Special Warranty Deed recorded under Instrument Number D210244732, Official Public Records, Tarrant County, Texas, same being in the East right-of-way line of North Kimball Avenue (variable width right-of-way);

THENCE through the interior of said Hagar tract and along the East right-of-way line of said North Kimball Avenue as follows:

North 00 deg. 47 min. 04 sec. West, a distance of 246.03 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the right, having a radius of 1353.00 feet and a central angle of 02 deg. 41 min. 21 sec.;

Along said curve to the right, an arc distance of 63.51 feet and a chord bearing and distance of North 00 deg. 33 min. 37 sec. East, 63.50 feet to a 1/2 inch iron rod set for the beginning of a reverse curve to the left, having a radius of 1447.00 feet and a central angle of 02 deg. 43 min. 48 sec.;

Along said reverse curve to the left, an arc distance of 68.95 feet and a chord bearing and distance of North 00 deg. 32 min. 23 sec. East, 68.94 feet to a 1/2 inch iron rod set for angle point;

North 00 deg. 49 min. 31 sec. West, a distance of 0.58 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract, same being in the North line of said Hagar tract, same being the Northeast corner of aforesaid City of Southlake tract, same being in the South line of that certain tract of land conveyed to Emory O. Ivester and wife, Marlene J. Ivester, by deed recorded in Volume 9974, Page 1168, aforesaid Deed Records;

THENCE North 88 deg. 27 min. 05 sec. East, along the common line of said Hagar tract and said Ivester tract, a distance of 442.99 feet to a 3/8 inch iron rod found for the Northeast corner of said Hagar tract, same being the Northwest corner of that certain tract of land conveyed to Michael Dao, by deed recorded under instrument Number D207354233, aforesaid Official Public Records;

THENCE South 00 deg. 45 min. 10 sec. East, along the common line of said Hagar tract and said Dao tract, passing a 1/2 inch iron rod found for the Southwest corner of said Dao tract, same being the Northwest corner of that certain tract of land conveyed to Kay Markwood, by deed recorded in Volume 10046, Page 949, aforesaid Deed Records, and continuing along the common line of said Hagar tract and said Markwood tract, a total distance of 378.85 feet to a 1 inch iron rod found for the Southeast corner of said Hagar tract, same being the Southwest corner of said Markwood tract, same being in the North line of that certain tract of land conveyed to Varghese Chamathil and Sara Chamathil by deeds recorded under Instrument Numbers D206350034 and D205265663, said Official Public Records;

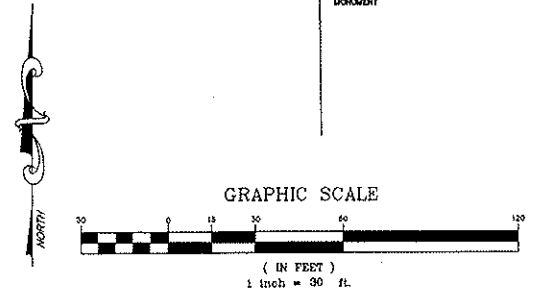
THENCE South 88 deg. 26 min. 07 sec. West, along the common line of said Hagar tract and said Chamathil tract, a distance of 445.87 feet to the POINT OF BEGINNING and containing 168,768 square feet or 3.874 acres of computed land, more or less.

- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. Basis of Bearing - Based on the East line (North 00 deg. 47 min. 04 sec. East) of that certain tract of land conveyed to City of Southlake, by deed recorded under instrument Number D210244732, Official Public Records, Tarrant County, Texas.
 4. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
 5. No Improvements have been shown.

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/2009 Community Panel No. 48439C0105K subject lot is located in Zone "X".
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 2/29/2016

Timothy R. Mankin
 Registered Professional Land Surveyor No. 6122



Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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BOUNDARY SURVEY

479 NORTH KIMBALL AVENUE

SOUTHLAKE, TEXAS 76092

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 16-0128	DATE: 2/29/2016	FIELD DATE: 2/25/2016	SCALE: 1" = 30'	FIELD: A.E.	DRAWN: J.B.W.	CHECKED: T.R.M.	
PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com			623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		Texas Society of Professional Surveyors Member Since 1877
FIRM No. 100999-00							SHEET 1 OF 1