

NOTES:

1. BASIS OF BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBERS 48439C0155K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN.
3. THE SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED OR NOT PHYSICALLY LOCATED. ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATE AS POSSIBLE.
4. THE USE OF THE WORD "CERTIFY" OR CERTIFICATE USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
5. ALL RIGHT-OF-WAYS SHOWN ARE PUBLIC.

CERTIFICATION:

I, ERIC M. WARD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO CITY OF FORT WORTH AND ALAMO TITLE INSURANCE, A TEXAS CORPORATION THAT THIS SURVEY SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION ON MARCH 18, 2025 AND THAT ALL CORNERS ARE AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY. CONJUNCTION JL SURVEY.

ERIC M. WARD
R.P.L.S. No. 6217
03-28-2025



LEGAL DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. WILCOX SURVEY NO. 39, ABSTRACT NUMBER 1728, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN THE CALLED 1 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO PAUL GENE MAHAFFEY, RECORDED IN VOLUME 6737, PAGE 1494, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.) AND THE CALLED 1 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO PAUL MAHAFFEY, RECORDED IN VOLUME 3425, PAGE 113, D.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND, FROM WHICH A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND AT THE COMMON NORTHWEST CORNER OF THE FAMILY CHRISTIAN CENTER OF THE ASSEMBLIES OF GOD INC, RECORDED IN INSTRUMENT NO. D202241611, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AND THE SOUTHWEST CORNER OF A TRACT DESCRIBED AS TRACT 2, TRACT B, IN A DEED TO DAVID M. MAHAFFEY, RECORDED IN INSTRUMENT NO. D219017150, O.P.R.T.C.T., BEARS S 88°38'38" W AT A DISTANCE OF 397.84 FEET, BEING THE COMMON SOUTHWEST CORNER OF SAID PAUL GENE MAHAFFEY TRACT AND THE SOUTHEAST CORNER OF THE CALLED 20.9 ACRE TRACT DESCRIBED IN A DEED TO MARK MAHAFFEY AND WIFE, JOSEPHINE MAHAFFEY, RECORDED IN VOLUME 2021, PAGE 604, D.R.T.C.T., ALSO BEING IN THE NORTH LINE OF SAID FAMILY CHRISTIAN CENTER TRACT, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°21'22" W ALONG THE COMMON WEST LINE OF SAID PAUL GENE MAHAFFEY TRACT AND AN EAST LINE OF SAID 20.9 ACRE TRACT, A DISTANCE OF 435.60 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET AT THE COMMON NORTHWEST CORNER OF SAID PAUL GENE MAHAFFEY TRACT AND A COMMON SOUTH LINE OF SAID 20.9 ACRE TRACT;



























THENCE N 88°38'38" E, ALONG SAID COMMON SOUTH LINE OF THE 20.9 ACRE TRACT AND THE NORTH LINE OF SAID PAUL GENE MAHAFFEY TRACT, AT A DISTANCE OF 100.00 FEET, PASSING A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET AT THE COMMON NORTHEAST CORNER OF SAID PAUL GENE MAHAFFEY TRACT AND THE NORTHWEST CORNER OF THE CALLED PAUL MAHAFFEY TRACT, AND CONTINUING A TOTAL OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET AT THE NORTHEAST CORNER OF SAID PAUL MAHAFFEY TRACT;

THENCE S 01°21'22" E, ALONG THE COMMON EAST LINE OF SAID PAUL MAHAFFEY TRACT AND THE WEST LINE OF THE CALLED 1 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CAROL JOE MAHAFFEY, RECORDED IN INSTRUMENT NO. D179087692, O.P.R.T.C.T., A DISTANCE OF 435.60 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET AT THE COMMON SOUTHEAST CORNER OF SAID PAUL MAHAFFEY TRACT AND THE SOUTHWEST CORNER OF SAID CAROL JOE MAHAFFEY TRACT, IN THE AFOREMENTIONED NORTH LINE OF THE FAMILY CHRISTIAN CENTER;

THENCE S 88.38'38" W, ALONG THE COMMON SOUTH LINE OF SAID PAUL MAHAFFEY TRACT AND THE NORTH LINE OF FAMILY CHRISTIAN CENTER TRACT, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,120 SQUARE FEET OR 2.000 ACRES OF LAND.

LEGEND

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| DE | = INDICATES A DRAINAGE EASEMENT |
| SSE | = INDICATES A SANITARY SEWER EASEMENT |
| UE | = INDICATES A UTILITY EASEMENT |
| BL | = INDICATES A BUILDING LINE |
| XCF | = INDICATES "X" CUT IN CONCRETE; FOUND |
| XCS | = INDICATES "X" CUT IN CONCRETE SET |
| IRF | = INDICATES 5/8—INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING" |
| IRS | = INDICATES 5/8—INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING" |
| CM | = INDICATES A CONTROLLING MONUMENT |
| O.P.R.T.C.T. | = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | = PLAT RECORDS, TARRANT COUNTY, TEXAS |
| D.R.T.C.T. | = DEED RECORDS, TARRANT COUNTY, TEXAS |

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|---|--------------------------|---|----------------------|
|  | LIGHT POLE |  | UNDERGROUND PIPELINE |
|  | ELECTRIC METER |  | CABLE MARKER |
|  | ELECTRIC BOX |  | CABLE RISER |
|  | UGE MARKER |  | FIBEROPTIC MARKER |
|  | FIRE HYDRANT |  | FIBEROPTIC BOX |
|  | WATER VALVE |  | TELEPHONE PEDESTAL |
|  | WATER METER |  | TELEPHONE MANHOLE |
|  | WATER MANHOLE |  | BOLLARD |
|  | IRRIGATION CONTROL VALVE |  | SIGN |
|  | SANITARY SEWER MANHOLE |  | MAILBOX |
|  | SANITARY SEWER CLEANOUT |  | WELLHEAD |
|  | STORM DRAIN MANHOLE |  | 100-YEAR FLOODPLAIN |
|  | GAS MANHOLE |  | 500-YEAR FLOODPLAIN |
|  | GAS METER | | |

LEGEND NOTE: ITEMS SHOWN IN THIS LEGEND MAY NOT APPEAR
IN ATTACHED GRAPHIC.



TBPELS ENGINEERING #F-11039, SURVEYING #10193890

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