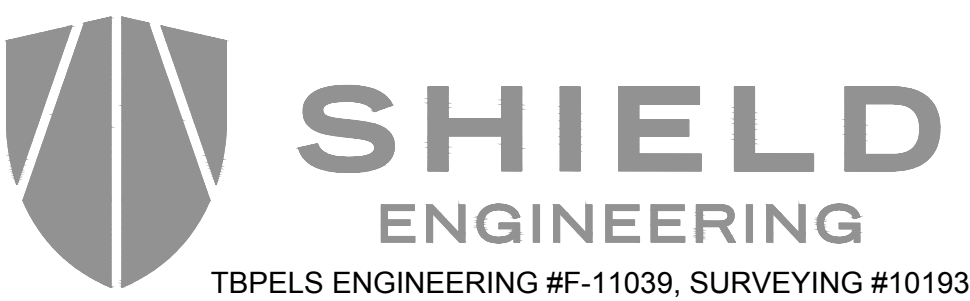


LEGEND

- 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

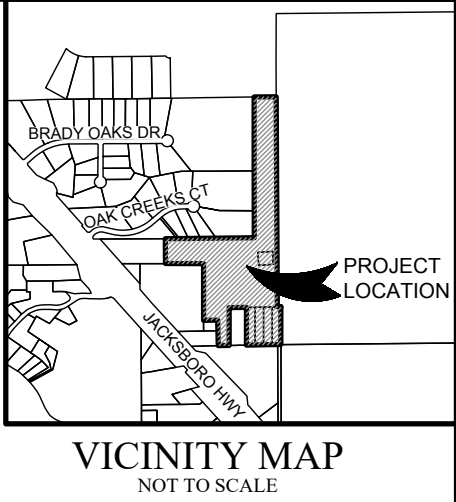
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- UGE MARKER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- GAS MANHOLE
- GAS METER
- UNDERGROUND PIPELINE
- CABLE MARKER
- CABLE RISER
- FIBEROPTIC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

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



ALTA/NSPS LAND TITLE SURVEY  
SITUATED IN THE J. WILCOX SURVEY NO. 39,  
ABSTRACT NO. 1728.  
TARRANT COUNTY, TEXAS





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 "A", ZONE "AE", AND 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. THE SURVEYOR HAS 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.
6. THIS SURVEY WAS PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE, A TEXAS CORPORATION, OF NO. ATD-18-6000182400579, EFFECTIVE DATE OF AUGUST 15, 2024. ISSUED AUGUST 23, 2024. ONLY THOSE EASEMENTS LISTED IN SAID COMMITMENT WERE REVIEWED IN THE PREPARATION OF THIS SURVEY. NO OTHER ABSTRACTING WAS PERFORMED BY THIS SURVEYOR. ITEMS A-E, AND N-Q ARE NOT SURVEY MATTERS.

FROM SCHEDULE B ITEM 10

f. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: APRIL 30, 1936  
RECORDING NO: VOLUME 1286, PAGE 427, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACTS 1, 2, 4, 5, 6, 7, 8 AND 9  
DOES NOT AFFECT SUBJECT TRACT

g. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: APRIL 30, 1936  
RECORDING NO: VOLUME 1286, PAGE 435, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACT 3  
DOES NOT AFFECT SUBJECT TRACT

h. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: FEBRUARY 21, 1955  
RECORDING NO: VOLUME 2828, PAGE 502, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACT 4  
DOES AFFECT SUBJECT TRACT AS SHOWN

i. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: OCTOBER 4, 1961  
RECORDING NO: VOLUME 3608, PAGE 133, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACT 4  
DOES AFFECT SUBJECT TRACT AS SHOWN

j. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: OCTOBER 4, 1961  
RECORDING NO: VOLUME 3608, PAGE 134, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACT 4  
DOES AFFECT SUBJECT TRACT AS SHOWN

k. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: APRIL 30, 1936  
RECORDING NO: VOLUME 1286, PAGE 435, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACT 4  
DOES NOT AFFECT SUBJECT TRACT

l. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: BOUNDARY LINE AGREEMENT  
DATED: JULY 9, 1973  
EXECUTED BY: M.H. ETHRIDGE AND WIFE, SALLIE BICKETT ETHRIDGE AND JOSEPHINE MAHAFFEY  
RECORDING DATE: JULY 11, 1973  
RECORDING NO: VOLUME 5487, PAGE 322, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
AFFECTS: TRACT 4  
DOES AFFECT SUBJECT TRACT AS SHOWN

m. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: OCTOBER 4, 1961  
RECORDING NO: VOLUME 3608, PAGE 131, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACT 9  
DOES NOT AFFECT SUBJECT TRACT AS SHOWN

n. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY  
PURPOSE: AS PROVIDED IN SAID DOCUMENT  
RECORDING DATE: OCTOBER 4, 1961  
RECORDING NO: VOLUME 3608, PAGE 135, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
AFFECTS: TRACT 9  
DOES AFFECT SUBJECT TRACT AS SHOWN

o. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: WARRANTY DEED  
DATED: MAY 16, 1979  
EXECUTED BY: JOSEPHINE MAHAFFEY  
RECORDING DATE: MAY 16, 1979  
RECORDING NO: VOLUME 6737, PAGE 1494, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS  
WHICH PROVIDES FOR, AMONG OTHER THINGS: UNOBSTRUCTED RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SUBJECT PROPERTY.  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
AFFECTS TRACT 9  
AFFECTS

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 10.4 ACRES TRACT DESCRIBED IN A DEED TO MARK MAHAFFEY, RECORDED IN VOLUME 1722, PAGE 48, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.), THE CALLED 4 ACRE TRACT DESCRIBED IN A DEED TO MARK MAHAFFEY, RECORDED IN VOLUME 1647, PAGE 382, D.R.T.C.T., 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., AND THE CALLED 8 ACRE TRACT DESCRIBED IN A DEED TO MARK MAHAFFEY AND WIFE, JOSEPHINE MAHAFFEY, RECORDED IN VOLUME 2225, PAGE 172, D.R.T.C.T., AND BEING ALL OF THE LAND DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 6863, PAGE 1353, D.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID J. WILCOX SURVEY NO. 39, ABSTRACT NO. 1728 BEING THE COMMON MOST NORTHERLY NORTHEAST CORNER OF THE TRACT DESCRIBE AS TRACT 1 IN A DEED TO DAVID MAHAFFEY, RECORDED UNDER INSTRUMENT NO. D219017150, BEING THE NORTHEAST CORNER OF A CALLED 10.4 ACRES TRACT DESCRIBED IN A DEED TO MARK MAHAFFEY, RECORDED IN VOLUME 1722, PAGE 48, D.R.T.C.T., AND THE NORTHWEST CORNER A TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, AS RECORDED IN VOLUME 699, PAGE 291, D.R.T.C.T., AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°21'53" E, WITH THE COMMON EAST LINE OF SAID TRACT 1 AND THE CALLED 10.4 ACRE TRACT AND THE WEST LINE OF THE CITY OF FORT WORTH TRACT, A DISTANCE OF 402.29 FEET, TO A CONCRETE MONUMENT WITH A 2-INCH BRASS CAP STAMPED "LAKE WORTH BOUNDARY SURVEY" FOUND FOR CORNER;

THENCE S 00°15'49" E, CONTINUING WITH SAID COMMON LINE, AND PASSING THE COMMON SOUTHEAST CORNER OF THE CALLED 10.4 ACRE MAHAFFEY TRACT AND THE NORTHEAST CORNER OF A CALLED 4 ACRE TRACT DESCRIBED IN A DEED TO MARK MAHAFFEY, RECORDED IN VOLUME 1647, PAGE 382, D.R.T.C.T., A DISTANCE OF 1,149.46 FEET, TO A CONCRETE MONUMENT WITH A 2-INCH BRASS CAP STAMPED "LAKE WORTH BOUNDARY SURVEY" FOUND AT THE COMMON SOUTHWEST CORNER OF THE CITY OF FORT WORTH TRACT AND THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO THE CITY OF FORT WORTH, AS RECORDED IN VOLUME 536, PAGE 321, D.R.T.C.T.

THENCE S 00°37'38" E ALONG THE COMMON EAST LINE THE CALLED 4 ACRE TRACT, TRACT 1 AND THE WEST LINE OF SAID CITY OF FORT WORTH TRACT AND CONTINUING ALONG THE COMMON EAST LINES OF THE REMAINDER OF A 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. AND THE EAST LINE OF THE TRACT DESCRIBED IN A CORRECTION WARRANTY DEED TO MARGERY RUTH BRINKLEY, RECORDED UNDER INSTRUMENT NO. D179087695, AT A DISTANCE OF 1,328.77 FEET, PASSING A 1-INCH AXLE FOUND IN AT THE SOUTHEAST CORNER OF THE J. WILCOX SURVEY NO. 39, ABSTRACT NO. 1728, AND CONTINUING A TOTAL DISTANCE OF 1,360.61 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND AT THE COMMON SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE FAMILY CHRISTIAN CENTER OF THE ASSEMBLIES OF GOD INC., RECORDED IN INSTRUMENT NO. D202241611, O.P.R.T.C.T.;

THENCE S 88°38'38" W ALONG THE COMMON NORTH LINE OF SAID FAMILY CHRISTIAN CENTER TRACT, BEING THE SOUTH LINES OF SAID BRINKLEY TRACT, AND THE FOLLOWING TRACTS: DESCRIBED IN A CORRECTION WARRANTY DEED TO BILLY MARK MAHAFFEY, RECORDED UNDER INSTRUMENT NO. D179087694, DESCRIBED IN A CORRECTION WARRANTY DEED TO CHARLES V. MAHAFFEY, RECORDED UNDER INSTRUMENT NO. D179087693, DESCRIBED IN A CORRECTION WARRANTY DEED TO CAROL JOE MAHAFFEY, RECORDED UNDER INSTRUMENT NO. D179087692, A DISTANCE OF 398.71 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET AT THE COMMON SOUTHWEST CORNER OF THE SAID CAROL JOE MAHAFFEY TRACT AND THE SOUTHEAST CORNER OF THE CALLED 1-ACRE TRACT DESCRIBED IN A WARRANTY DEED TO PAUL MAHAFFEY, RECORDED IN VOLUME 3425, PAGE 113, D.R.T.C.T.;

THENCE N 01°21'22" W, WITH THE COMMON WEST LINE OF SAID CAROL JOE MAHAFFEY TRACT AND THE EAST LINE OF SAID PAUL MAHAFFEY TRACT, A DISTANCE OF 435.60 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET FOR CORNER IN A SOUTH LINE OF THE FOREMENTIONED CALLED 20.9-ACRE TRACT;

THENCE S 88°38'38" W, ALONG THE COMMON SOUTH LINE OF THE 20.9-ACRE TRACT AND THE NORTH LINE OF SAID PAUL 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 NORTHWEST CORNER OF SAID PAUL MAHAFFEY TRACT AND THE NORTHEAST CORNER OF THE CALLED 1-ACRE TRACT DESCRIBED IN A DEED TO PAUL GENE MAHAFFEY, RECORDED IN VOLUME 6737, PAGE 1494, D.R.T.C.T., AND CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET AT THE NORTHWEST CORNER SAID PAUL GENE MAHAFFEY TRACT;

THENCE S 01°21'22" E ALONG A COMMON EAST LINE OF SAID 20.9-ACRE TRACT AND THE WEST LINE OF SAID PAUL GENE MAHAFFEY TRACT, A DISTANCE OF 435.60 FEET, TO A 3/8-INCH IRON FOUND AT THE COMMON SOUTHWEST CORNER OF SAID PAUL GENE MAHAFFEY TRACT AND THE SOUTHEAST CORNER OF THE CALLED 20.9 ACRE MAHAFFEY TRACT IN THE NORTH LINE OF THE FOREMENTIONED FAMILY CHRISTIAN CENTER TRACT;

THENCE S 88°38'38" W, ALONG THE COMMON SOUTH LINE OF THE CALLED REMAINDER OF THE 20.9-ACRE TRACT AND NORTH LINE OF FOREMENTIONED FAMILY CHRISTIAN CENTER TRACT, A DISTANCE OF 397.84, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND IN THE SOUTHWEST CORNER OF THE TRACT DESCRIBED AS TRACT 2, TRACT B, IN A DEED TO DAVID M. MAHAFFEY, RECORDED UNDER INSTRUMENT NO. D219017150, D.R.T.C.T., AND ALSO BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 199 (JACKSBORO HIGHWAY);

THENCE N 40°17'05" W ALONG THE NORTHEAST ROW LINE OF STATE HIGHWAY NO. 199, A DISTANCE OF 259.75 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND IN THE IN THE COMMON NORTH LINE OF TRACT 2, TRACT B AND THE SOUTH LINE OF THE TRACT DESCRIBED IN A DEED TO LUTHER D. YOUNG AND WIFE, IMA LOVE YOUNG, RECORDED IN VOLUME 4705, PAGE 980, D.R.T.C.T.;

THENCE N 89°24'58" E, A DISTANCE OF 255.30 FEET, TO A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTHWEST CORNER OF THE TRACT DESCRIBED AS TRACT 2, TRACT A, IN SAID DAVID M. MAHAFFEY AND THE SOUTHEAST CORNER OF SAID YOUNG TRACT, IN THE NORTH LINE OF SAID TRACT 2, TRACT B;

THENCE N 00°35'02" W, DEPARTING THE NORTH LINE OF TRACT 2, TRACT B AND ALONG THE COMMON WEST LINE OF TRACT 2, TRACT A, AND THE EAST LINE OF SAID YOUNG TRACT, AND CONTINUING ALONG THE WEST LINE OF THE CALLED 20.9 ACRE MAHAFFEY TRACT, A TOTAL DISTANCE OF 777.79 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND AT ITS COMMON NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID YOUNG TRACT, IN THE SOUTH LINE OF THE CALLED 8 ACRE TRACT DESCRIBED IN A DEED TO MARK MAHAFFEY AND WIFE, JOSEPHINE MAHAFFEY, RECORDED IN VOLUME 2225, PAGE 172, D.R.T.C.T.;

THENCE S 89°34'32" W ALONG THE COMMON SOUTH LINE OF THE CALLED 8 ACRE MAHAFFEY TRACT AND THE NORTH LINE OF SAID YOUNG TRACT A DISTANCE OF 443.04 FEET TO A 1/2 INCH IRON ROD FOUND AT THE COMMON THE SOUTHWEST CORNER OF SAID MAHAFFEY TRACT AND THE MOST EASTERLY SOUTHEAST CORNER OF THE TRACT DESCRIBED AS TRACT 1 TO H. SELLERS, RECORDED IN VOLUME 6675, PAGE 25, D.R.T.C.T.;

THENCE N 00°56'18" W ALONG THE COMMON WEST LINE OF THE CALLED 8 ACRE MAHAFFEY TRACT AND THE MOST NORTHERLY EAST LINE OF SAID H. SELLERS TRACT, SAME BEING THE COMMON LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT DESCRIBED BETWEEN M.H. ETHRIDGE AND WIFE, SALLIE BICKETT ETHRIDGE AND JOSEPHINE MAHAFFEY, RECORDED IN VOLUME 5487, PAGE 322, D.R.T.C.T., A DISTANCE OF 325.85 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE COMMON NORTHWEST CORNER OF THE CALLED 8 ACRE MAHAFFEY TRACT AND THE MOST NORTHERLY NORTHEAST CORNER OF THE H. SELLERS TRACT, IN THE SOUTH LINE OF LOT 11, BLOCK 2, OF COTTONWOOD CREEK ADDITION, AN ADDITION IN TARRANT COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NO. D205035017, O.P.R.T.C.T.;

THENCE N 88°32'31" E ALONG THE SOUTH LINE OF LOT 11, BLOCK 2, AND CONTINUING ALONG THE COMMON NORTH LINE OF THE CALLED 8 ACRE MAHAFFEY TRACT AND THE SOUTH LINE OF LOTS 10, 9, 8 AND 7, BLOCK 2, A TOTAL DISTANCE OF 1,033.77 FEET, TO A 1/2 CAPPED IRON FOUND AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, OF SAID COTTONWOOD CREEK ADDITION, IN THE WEST LINE OF THE FOREMENTIONED 4 ACRE MAHAFFEY TRACT;

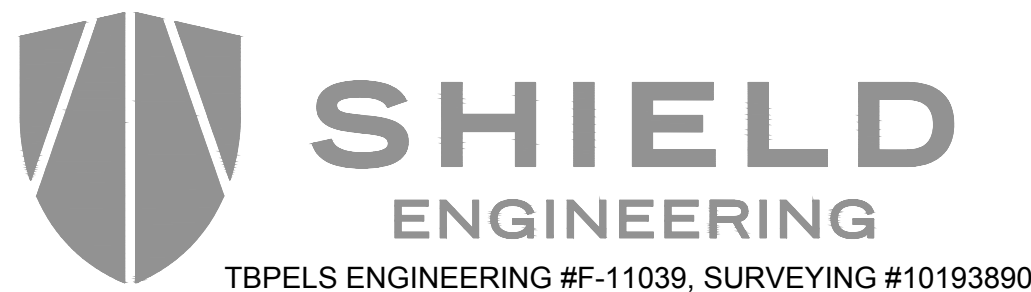
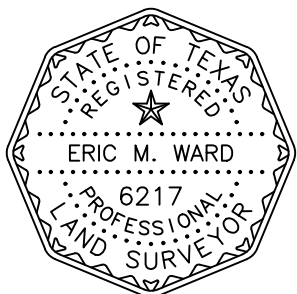
THENCE N 00°27'57" W ALONG THE SOUTH LINE OF LOT 7 AND CONTINUING ALONG THE COMMON NORTHERLY WEST LINE OF SAID 4 ACRE MAHAFFEY TRACT, THE WEST LINE OF THE FOREMENTIONED 10.4 ACRES MAHAFFEY TRACT, AND THE EAST LINES OF LOTS 6, BLOCK 2 AND LOTS 13, AND LOTS 12, BLOCK 1, OF SAID COTTONWOOD CREEK, A DISTANCE OF 1,602.96 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND AT THE COMMON MOST NORTHERLY NORTHWEST CORNER OF THE SAID 10.4 ACRE MAHAFFEY TRACT AND THE NORTHEAST CORNER OF LOT 12, BLOCK 1, OF COTTONWOOD CREEK ADDITION, FROM WHICH A CONCRETE MONUMENT WITH A 2-INCH BRASS CAP STAMPED "LAKE WORTH BOUNDARY SURVEY" AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO THE TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, AS RECORDED IN VOLUME 1110, PAGE 390, D.R.T.C.T, BEARS S 89°00'07" W E A DISTANCE OF 535.93 FEET;

THENCE N 89°00'07" E ALONG THE COMMON NORTH LINE OF THE CALLED 10.4 ACRE MAHAFFEY TRACT AND THE SOUTH LINE OF THE TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 TRACT, A DISTANCE OF 322.12 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1,794,774 SQUARE FEET OR 41.202 ACRES OF LAND.

CERTIFICATION:

TO CITY OF FORT WORTH AND ALAMO TITLE INSURANCE, A TEXAS CORPORATION.: 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, 6b, 7, 7A, 7B1, 8, 9, 10, 11b, 13, 14, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 18, 2025.

  
ERIC M. WARD, R.P.L.S. No. 6217  
ERIC.WARD@SHIELD-ENGINEERING.COM  
WWW.SHIELDENGINEERINGGROUP.COM  
DATED: 03-28-2025



ALTA/NSPS LAND TITLE  
SURVEY  
SITUATED IN THE J. WILCOX SURVEY NO. 39,  
ABSTRACT NO. 1728.  
TARRANT COUNTY, TEXAS