

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0115K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

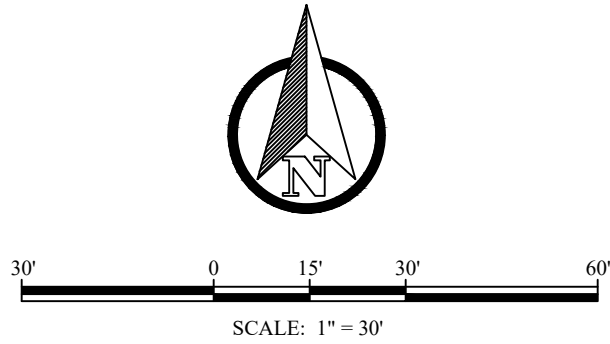
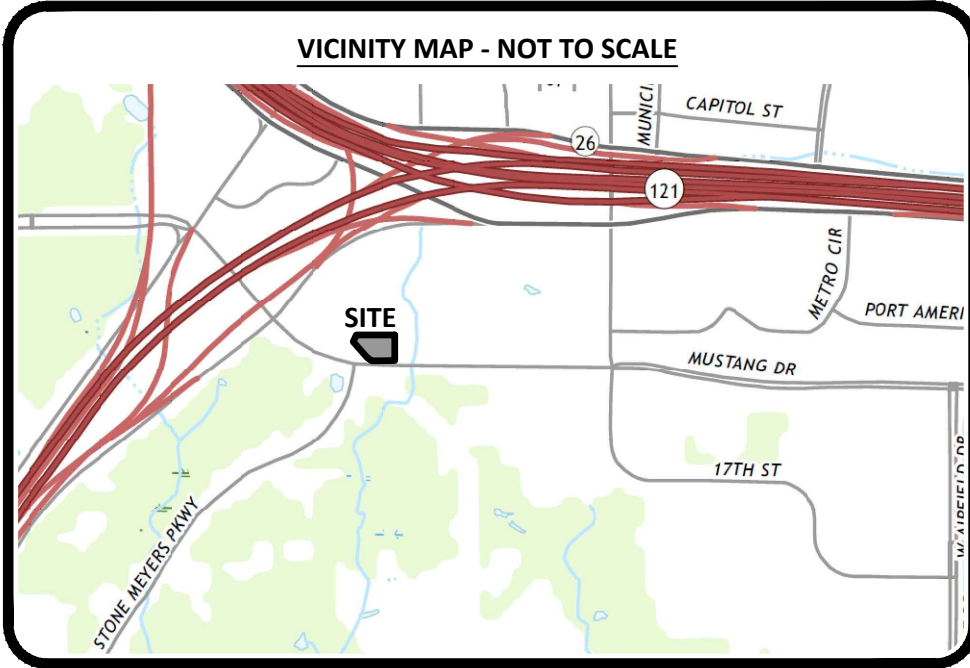
Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

ALTA/NSPS NOTES

- Regarding Table "A" Item 2: Property address: "1040 Mustang Drive" according to Tarrant County County Appraisal District and posted on the existing building.
- Regarding Table "A" Item 14: The southwest corner of the site is at the intersection of Mustang Drive and the northern terminus of Stone Myers Parkway right-of-way.
- PARKING SUMMARY**
STRIPED UNMARKED SPACES: 87
STRIPED HANDICAP-MARKED SPACES: 5

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



PROPERTY DESCRIPTION

TRACT 1: Being Lot 9R-1, Block 6, METROPLACE 2ND INSTALLMENT, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 6967, Plat Records, Tarrant County, Texas.

TRACT 2: Non-exclusive Easement Agreement as created in Reciprocal Easement Agreement, executed by and between 114 & Main Partners L.P., a Texas limited partnership, and Cinemark USA, Inc., a Texas corporation, dated November 17, 1994, filed for record on November 18, 1994, and recorded in Volume 11798, Page 237, Real Property Records, Tarrant County, Texas.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, G.F. Number SL-2022-536, Effective Date November 29, 2022. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

Item 10(n): Building lines and easements as shown on plat recorded under Cabinet A, Slide 6967, Plat Records, Tarrant County, Texas. (easements and building lines as shown on plat crossing or abutting the subject property are shown hereon)

Item 10(p): Easement as recorded under Volume 11798, Page 237, Real Property Records, Tarrant County, Texas. (agreement contains a description "Exhibit A-2", which includes the subject property, easements described therein do not cross the subject property. Easement described under "Exhibit G" therein, abuts the subject property, shown hereon for reference)

Item 10(r): Agreement as recorded under Volume 12751, Page 263, Real Property Records, Tarrant County, Texas. (agreement contains a description which does not cross or abut the subject property, not shown)

Item 10(s): Agreement as recorded under Volume 11450, Page 1069, Real Property Records, Tarrant County, Texas. (agreement contains a description which includes the subject property, easements described therein do not cross or abut the subject property, not shown)

Item 10(u): Agreement as recorded under Document Number D218071858, Real Property Records, Tarrant County, Texas. (agreement contains a description which includes the subject property, no plottable easement description, not shown)

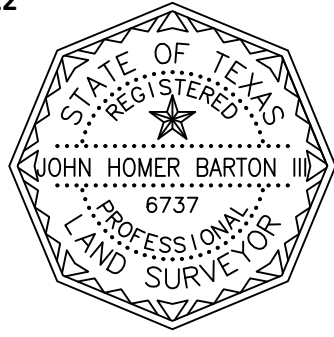
SURVEYOR'S CERTIFICATE

To: Fidelity National Title Insurance Company and RIG Properties, LLC

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 2, 3, 4, 7(a), 8, 9, & 14, of Table A thereof. The fieldwork was completed on December 17, 2022.

Date of Plat or Map: December 27, 2022


John H. Barton III, RPLS# 6737



TERMS OF ACCEPTANCE OF SURVEY

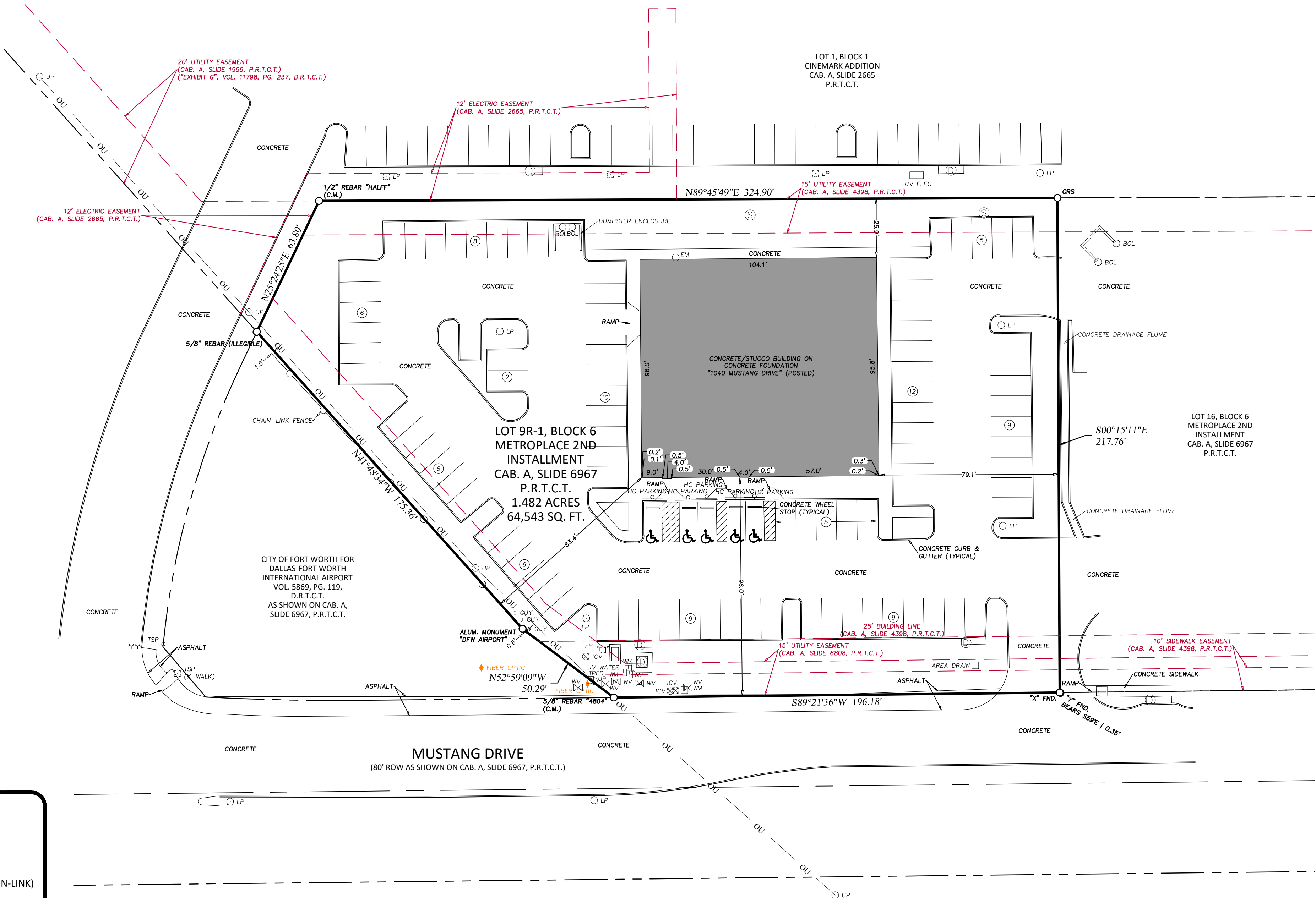
This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- tank fill lid
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE



ALTA/NSPS LAND TITLE SURVEY

LOT 9R-1, BLOCK 6
METROPLACE 2ND INSTALLMENT
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS


BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

JOB NO. 2022.900.284
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS	
DATE	SUMMARY

1040 MUSTANG DRIVE

GRAPEVINE, TEXAS

SHEET:
VO1
ALTA/NSPS LAND TITLE SURVEY