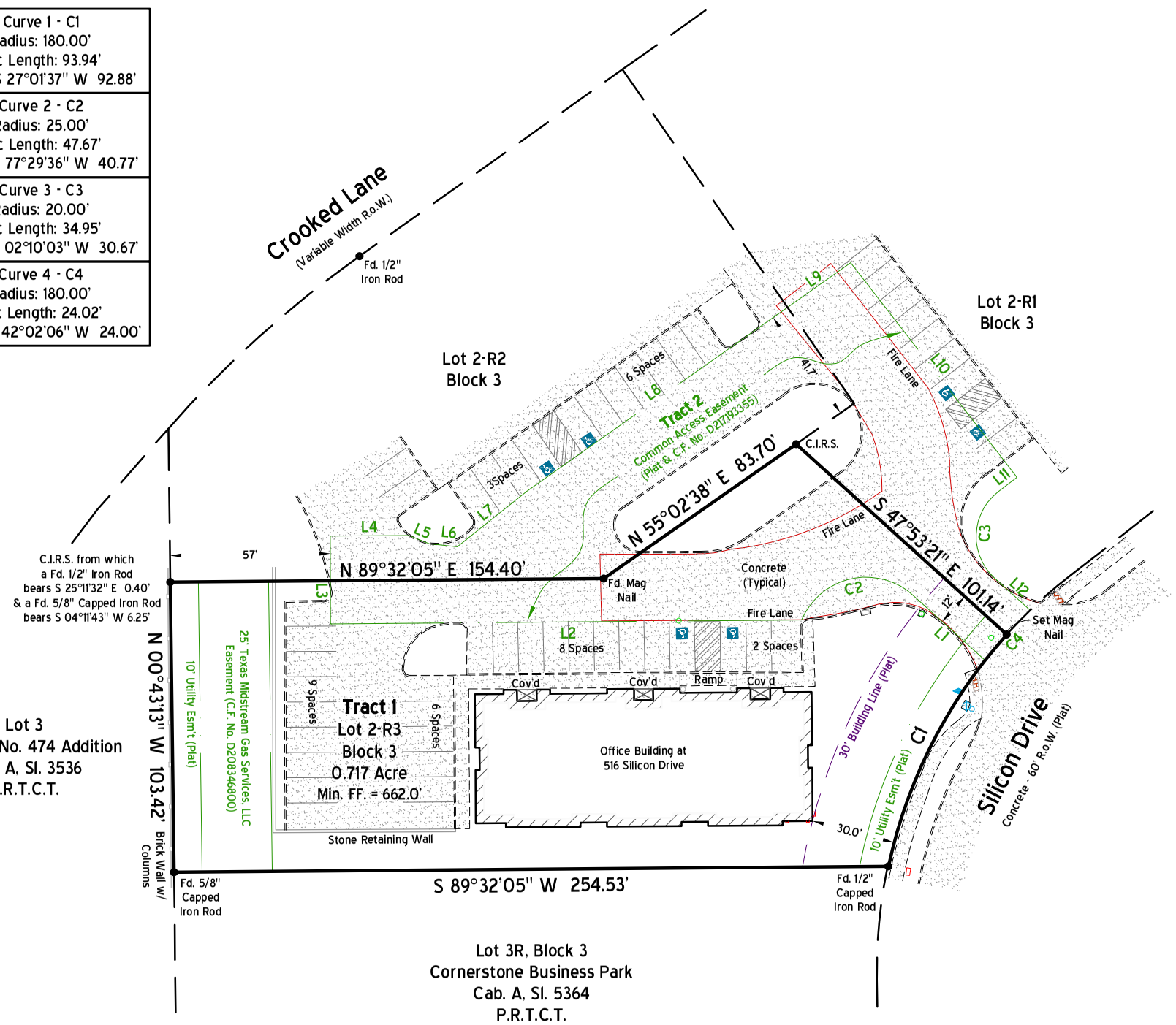
Curve 1 - C1
Radius: 180.00'
Arc Length: 93.94'
Chord: S 27°01'37" W 92.88'
Curve 2 - C2
Radius: 25.00'
Arc Length: 47.67'
Chord: S 77°29'36" W 40.77'
Curve 3 - C3
Radius: 20.00'
Arc Length: 34.95'
Chord: S 02°10'03" W 30.67'
Curve 4 - C4
Radius: 180.00'
Arc Length: 24.02'
Chord: S 42°02'06" W 24.00'



Legend	
Light Pole	Water Valve
Power Pole	Fire Hydrant
Electric Utility	Water Meter
Overhead Electric	Sanitary Sewer Manhole
Telecom	Sewer Cleanout
Telecom Vault	Gas Test Station
Storm Drain Manhole	Mail Box
Fence	Sign Post

0 50 100 150

LINE	BEARING	DISTANCE
L1	N 47°53'21" W	34.48'
L2	S 89°32'05" W	167.85'
L3	N 00°04'02" W	31.29'
L4	N 89°32'05" E	28.13'
L5	S 67°36'18" E	7.65'
L6	S 83°42'10" E	10.08'
L7	N 51°26'52" E	31.66'
L8	N 54°45'29" E	113.72'
L9	N 54°45'29" E	27.59'
L10	S 37°46'32" E	96.79'
L11	S 52°13'28" W	8.64'
L12	S 47°53'21" E	17.04'

Survey with Improvements

Tract 1: Of LOT 2-R3, BLOCK 3, CORNERSTONE BUSINESS PARK, an Addition to the City of Southlake, Tarrant County, Texas.

According to the Plat as recorded in Clerk's File No. D215014058, Plat Records, Tarrant County, Texas.

Tract 2: Together with a non-exclusive easement estate created by that certain Cross Access and Reciprocal Parking Agreement executed by Cambium Capital, LLC, a Texas limited liability company and Cornerstone Crossing Southlake Owner's Association, Inc. filed of record August 22, 2017, recorded under Clerk's File No. D217193355, Real Property Records, Tarrant County, Texas.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
P.O. Box 651 - 208 S. Front Street, Aledo, TX 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
AN04046 - May 8, 2020

STATE OF TEXAS
REGISTERED
ZACHARIAH R. SAVORY
5966
PROFESSIONAL
LAND SURVEYOR

Notes:

1) With respect to the documents listed in Title Commitment No. 9001222001252 the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in: C.F. Nos. D215014058 P.R.T.C.T. V. 15886, P. 228; V. 15996, P. 112; V. 12908, P. 132; C.F. Nos. D217135487 & D217193355 R.P.R.T.C.T..

Subject to the following Easement(s) and/or Document(s): Texas Midstream Gas Services Esm't - C.F. No. D208346800 R.P.R.T.C.T. (As Shown)
Cross Access & Reciprocal Parking Agreement - C.F. No. D217193355 R.P.R.T.C.T.. (As Shown)

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, and the surveyor's professional opinion.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) C.I.R.S. = Set 1/2" iron rod with orange plastic cap stamped "Texas Surveying Inc."

TEXAS SURVEYING INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM