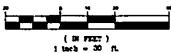


VICINITY MAP
MANSFIELD, TEXAS

GRAPHIC SCALE



LEGEND

O.P.A.T.C.T.
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS
D.A.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS
P.A.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

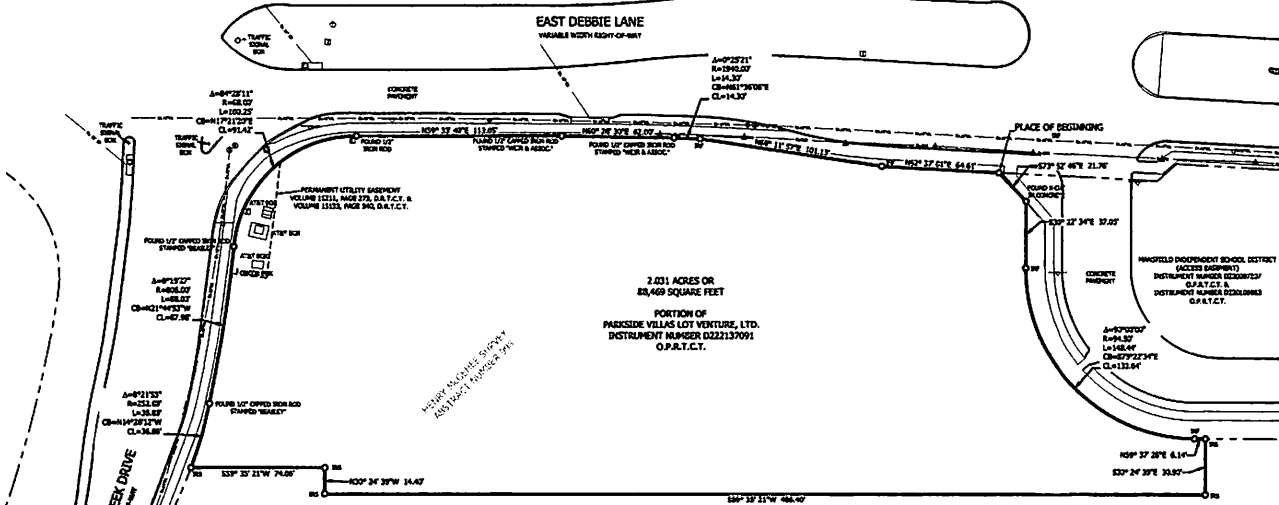
- ① PARKING LOT
- ② GRADE TRAP
- ③ AIR CONDITIONER UNIT
- ④ UTILITY POLE FLAG
- ⑤ GAS METER
- ⑥ GAS METER
- ⑦ TRANSFORMER
- ⑧ CLOTHING METER
- ⑨ TELEPHONE METER
- ⑩ MAIL BOX
- ⑪ SIGN
- ⑫ CLOTHING METER
- ⑬ POWER POLE
- ⑭ LIGHT
- ⑮ SANITARY SINK
- ⑯ SANITARY SINK
- ⑰ CLEAN-OUT
- ⑱ FIRE HYDRANT
- ⑲ WATER VALVE
- ⑳ WATER METER
- ㉑ FIVE WATER CONNECTION
- ㉒ WIRE-TRON CONTROL VALVE
- ㉓ TRAFFIC SIGNAL
- ㉔ BOLLARD
- ㉕ GRADE TRAP
- ㉖ STORM DRAINAGE
- ㉗ NORTH/WORKING
- ㉘ STREET
- ㉙ EAST/STATION
- ㉚ WEST
- ㉛ DECK
- ㉜ FENCE
- ㉝ FENCE
- ㉞ FENCE

FEMA ZONE
FEMA BASE FLOOD ELEVATION

① WILE COMMITMENT ITEM
-GAS- GAS LINE
-W- WATER LINE
-S- SEWER LINE
-D- DRAIN LINE
-U- UTILITY
-C- CABLE
-E- ELECTRIC
-C- CABLE
-M- METAL
-R- RAIL
-F- FENCE
-S- SLOPE
-C- CITY



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



LEGAL DESCRIPTION

BEING A 2.031 ACRES OR 88,469 SQUARE FEET OF LAND IN THE HENRY MCGEE SURVEY, ABSTRACT NO. 998, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, MORE OR LESS ACRES (88,469 SQUARE FEET) OF LAND BEING A PORTION OF THE VELLUS LOT VENTURE, LTD. INSTRUMENT NUMBER 0222137091, O.P.A.T.C.T.

BEING A 2.031 ACRES OR 88,469 SQUARE FEET OF LAND IN THE HENRY MCGEE SURVEY, ABSTRACT NO. 998, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, MORE OR LESS ACRES (88,469 SQUARE FEET) OF LAND BEING A PORTION OF THE VELLUS LOT VENTURE, LTD. INSTRUMENT NUMBER 0222137091, O.P.A.T.C.T.

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REMINDER OF
PARCELS VELLUS LOT VENTURE, LTD.
INSTRUMENT NUMBER 0222137091
O.P.A.T.C.T.

REMINDER OF
PARCELS VELLUS LOT VENTURE, LTD.
INSTRUMENT NUMBER 0222137091
O.P.A.T.C.T.

L. Michael Don Deak, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map and the survey on which it is based were made in accordance with and comply with the current Texas Society of Professional Surveyors Standards and Specifications for a Category A, Condition 2 Survey. This field work was completed on December 1, 2021.

PRELIMINARY
August 31, 2022

Michael Don Deak
Registered Professional Land Surveyor No. 4636
BANNISTER ENGINEERING, L.L.C.
T.A.P.A.S. REGISTRATION NO. 1912623
240 NORTH WICKHAM ROAD
MANSFIELD, TEXAS 76063
Office (817) 940-2894



BANNISTER
ENGINEERING
240 North Wickham Road | Mansfield, TX 76063 | 817.940.2894 | 817.940.2895 fax
TAPAS REGISTRATION NO. 1912623

PROJECT:
Being 2.031 acres or (88,469 square feet) out of the
Henry McGee Survey, Abstract No. 998
City of Mansfield, Tarrant County, Texas

**CATEGORY 1A,
CONDITION 2
LAND
TITLE
SURVEY**

PROJECT NO:
090-22-005

SCALE: 1" = 30'

DRAWN BY: aa

CHK BY: md2

SHEET NUMBER
1 of 1