

MILLER SURVEYING
EST. 1985

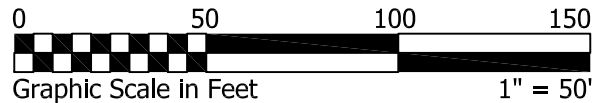
NORTH

Concrete Pavement
15' Right-of-Way Dedication to State of Texas
Vol. 10002, Pg. 2007, D.R.T.C.T.
S MAIN STREET
(US Hwy 377 - A 130' Public Right-of-Way)

15' Sanitary Sewer Esmt. 14228/179 D.R.T.C.T.
Concrete
10' Utility Esmt. 388-160/55 P.R.T.C.T.
Building Line (Originally 50' - Currently 35')
1/2" "MILLER 5665" capped steel rod set
Point of Beginning
1/2" "MILLER 5665" capped steel rod set

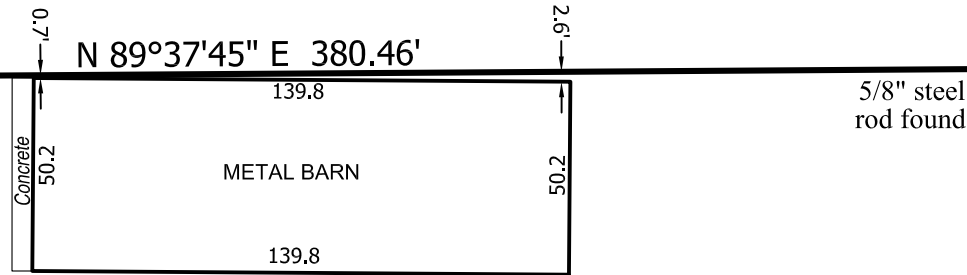
Symbol Legend

- △ Telecom Riser/Marker
- Telecom Access Cover
- ⊗ Water Valve
- ⊕ Water Manhole
- ⊙ Traffic/Parking Sign
- ⊙ Sanitary Manhole
- //— Overhead Utility Line



In reference to the Commitment for Title Insurance issued on April 5, 2017 by North American Title Insurance Company, GF No. 14764-17-02942, I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 in the State of Texas, certify to Abby Properties, LLC; Kensher, LLC; and North American Title Insurance Company that this plat represents an accurate survey of the 1.8168 acre tract of land described hereon, that survey being made on the ground under my supervision on April 18, 2017, and the boundary lines, corners and dimensions shown herein are as indicated; the size, type and location of all buildings and improvements shown are as indicated; said improvements are within the boundaries of said lot, except as shown, and set back from the boundary lines the distances as indicated; said lot adjoins and has vehicular and pedestrian access to South Main Street, a public right-of-way; there are no apparent encroachments, protrusions, boundary line conflicts, visible easements or easements of record as furnished to me, except as shown or noted otherwise. **This survey substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.**

LOT 1, BLOCK 1, HAMBY SUBDIVISION
388-177/83 P.R.T.C.T.
Owner - Huang V. Nguyen



1.8168 ACRES
(79,138 SF)

LOT 2, BLOCK 1, HAMBY SUBDIVISION
VOL. 388-155, PG. 50, P.R.T.C.T.

S 89°27'00" W 407.08'

LOT 1R
Owner - Susser Petroleum Operating Co.

BLOCK A - KELLER CONOCO
D211014212 D.R.T.C.T.

LOT 2R
Owner - Eagle C-Store Inc.

S 00°01'00" E 200.37'
Bearing basis per 388-155/50 P.R.T.C.T.

GARLAND ALL STORAGE ASSOCIATES
D212110058 D.R.T.C.T.

GARLAND ALL STORAGE ASSOCIATES
D212110057 D.R.T.C.T.

5/8" steel rod found

LEGAL DESCRIPTION: Being a tract of land out of W. J. Holland Survey, Abstract No. 692 and situated in the City of Keller, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in April of 2017, said tract being a portion of Lot 2, Block 1, Hamby Subdivision , an addition to the City of Keller, Texas according to the plat thereof recorded in Volume 388-155, Page 50 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set in the southerly boundary line of said Lot 2, said rod being the northwest corner of Lot 1R, Block A, Keller Conoco, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D211014212 of the Official Public Records of Tarrant County, Texas and also being in the easterly right-of-way line of South Main Street (US Hwy 377) as established by deed to State of Texas recorded in Volume 10002, Page 2007 of the Deed Records of Tarrant County, Texas;

Thence North 07 degrees 29 minutes 47 seconds East with said right-of-way line a distance of 203.55 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of said Lot 2;

Thence North 89 degrees 37 minutes 45 seconds East with the northerly boundary line of said Lot 2 a distance of 380.46 feet to a 5/8 inch steel rod found for the northeast corner thereof;

Thence South 00 degrees 01 minutes 00 seconds East with the easterly boundary line of said Lot 2 a distance of 200.37 feet to a 5/8 inch steel rod found for the southeast corner thereof, said rod being the northeast corner of said Block A of Keller Conoco;

Thence South 89 degrees 27 minutes 00 seconds West with the southerly boundary line of said Lot 2 a distance of 407.08 feet to the point of beginning and containing 1.8168 acres of land, more or less.

EASEMENT STATEMENT: The following statements regarding the plottable easements and agreements are in reference to the items listed in Schedule B of North American Title Insurance Company's Commitment for Title Insurance issued April 5, 2017, GF No. 14764-17-02942 and are based on my professional opinion:

- Regarding Item 10(f): The 50' building line (now 35') per plat 388-180/55 P.R.T.C.T. affects this property and is shown accordingly.
- Regarding Item 10(g): The 10' Utility Easement per plat 388-180/55 P.R.T.C.T. affects this property and is shown accordingly.
- Regarding Item 10(h): The easement per Volume 9719, Page 1951 is now contained entirely within the US 377 right-of-way and therefore does not affect the subject property.
- Regarding Item 10(i): The 15' Sanitary Sewer Easement per Volume 14228, Page 179, D.R.T.C.T. affects the subject property and is shown accordingly.

MILLER
Surveying, Inc.

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Hurst, Texas 76054 TxLSF No. 10100400

MillerSurvey.net

Job No. 17034 • Plot File 17034