COPYRIGHT © 2019 Prism Surveys, Inc., ALL RIGHTS RESERVED

S:\PRISM\TRANSFERED Magnolia Business Ent_2019 AS BUILT\01 SL-26.DWG, 10/24/19 10:24am

LAND TITLE SURVEY
OF
LOTS 1R & 2R, BLOCK 25
ORIGINAL TOWN OF MANSFIELD
IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

CLIENT: SUSAN LEWANDOWSKI

PRISM SURVEYS, INC.
FIRM NO. 10132S-00
COMMERCIAL, RESIDENTIAL
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3535 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817)283-1148(FAX)

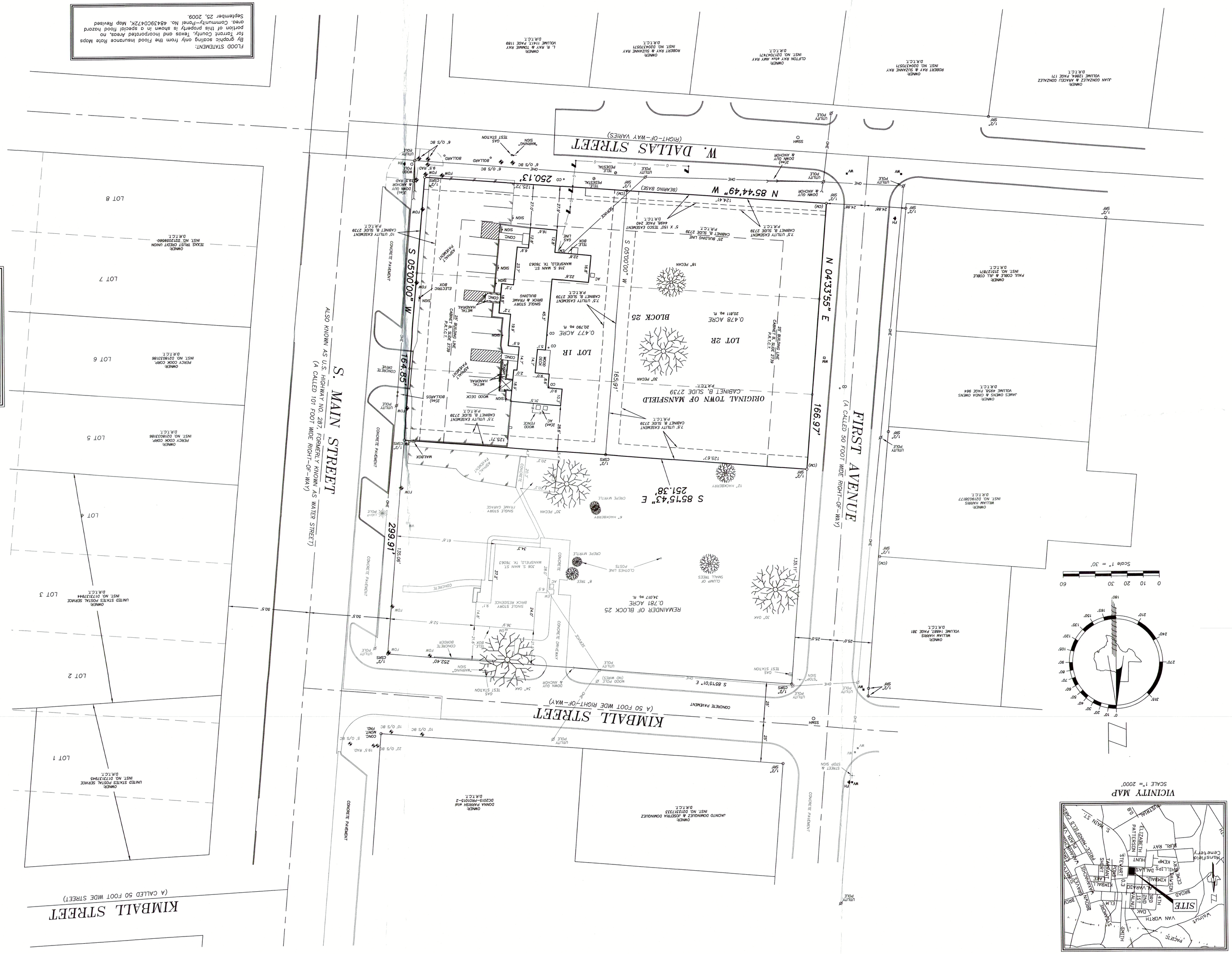
FLOOD STATEMENT:
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas, no portion of this property is shown in a special flood hazard area. Community-Panel No. 48439C0427K. Map Revised September 25, 2009.

LEGEND

WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING

AC	= AIR CONDITIONER	SSMH	= SANITARY SEWER MANHOLE
AD	= AREA DRAIN	SB	= STEEL BOX
BCM	= BURIED CABLE MARKER	SRS	= STEEL ROD SET
BOLM	= BURIED GAS LINE MARKER	TB	= TOP OF BANK
BOL	= METAL BOLLARD	SBMH	= SOUTHWESTERN BELL TELEPHONE MANHOLE
CL	= CENTERLINE	TP	= TRIPOLL
CLF	= CHAIN LINK FENCE	TP	= TELEPHONE PEDESTAL
CONC	= CONCRETE	TRAFS	= TRAFFIC SIGN
D.R.C.T.	= DEED RECORDS TARRANT COUNTY, TEXAS.	TS	= TEXAS STATE COMPANY
EM	= ELECTRIC METER	TXU	= TEXAS UTILITIES COMPANY
GTE	= GENERAL TELEPHONE	WM	= WATER METER
FOM	= FACE OF WALL	WV	= WATER VALVE
FH	= FIRE HYDRANT		
GM	= GAS METER		
LH	= LIGHT POLE		
HCS	= HANDICAP PARKING SIGN		
WMB	= WATER METER BOX		
IL	= LANDSCAPE LIGHTS		
MH	= MANHOLE		
P.R.T.C.T.	= PARTICULAR RECORDS TARRANT COUNTY, TX		
PP	= POWER POLE		
RP	= REFLECTOR POST		
RCP	= REINFORCED CONCRETE PIPE		
RW	= RETAINING WALL		
SW	= SIDEWALK		
SDI	= STORM DRAIN INLET		
SS	= STREET SIGN		

⊗	= SET 1/2" IRON ROD W/ CAP STAMPED "PRISM SURVEYS" UNLESS OTHERWISE NOTED		= INDICATES COVERED AREAS
⊗	= HUBS SET OR DIMENS FOR FENCING CONSTRUCTION W/NAILHEADS ON STAKE.		



PROPERTY DESCRIPTION

Lot 1R and Lot 2R, Block 25, of Original Town of Mansfield on addition to the City of Mansfield as shown on the Plat recorded in Cabinet B, at Slide 2739 of the Plat Records of Tarrant County, Texas.

NOTES:

1) This survey was prepared without the use and/or benefit of a current title report. Easements may exist the property that are not shown hereon. Only those easements shown on the record plat or otherwise known to me are shown.

2) OM– indicates controlling monument.

3) This survey reflects the results of a survey performed on October 11, 2019.

4) The pavement along S. Main Street and the intersection of S. Main at Kimball Street and S. Main at W. Dallas Street was under construction during the field portion of the survey.

5) The purpose of this survey was to perform a boundary survey of the premises showing improvements and indicate the location of construction stakes set by others for improvements to be constructed at a later date.

6) Basis of bearings: Bearings as shown on this survey are based on the north right-of-way line of W. Dallas Street as shown on the Plat recorded in Cabinet B, at Slide 2739 of the Plat Records of Tarrant County, Texas.

To: Magnolia Business Enterprises LLC:

CERTIFICATION OF SURVEY

I hereby certify that this survey was actually made on the ground and is in accordance with current minimum standards for a Category 1A, Condition II Survey as adopted by the Texas Society of Professional Surveyors in 1968, and unless shown otherwise, the title lines and the lines of actual possession are the same and that the size, location and type of buildings are as shown, and that the visible improvements are as shown, and the distance from the building to the nearest boundary line is as shown.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508
Date: October 24, 2019.

STATE OF TEXAS
MICHAEL DALE LINKE
4508
REGISTERED
PROFESSIONAL
LAND SURVEYOR

S-2866

SCALE: 1"= 30' DRAWN BY: MDL PROJECT NO.: 19-0944 DATE: OCTOBER 24, 2019 DATE OF LAST REVISION: SHEET 1 OF 1