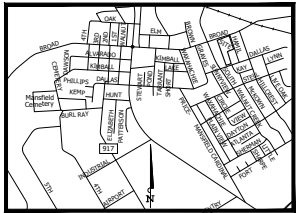
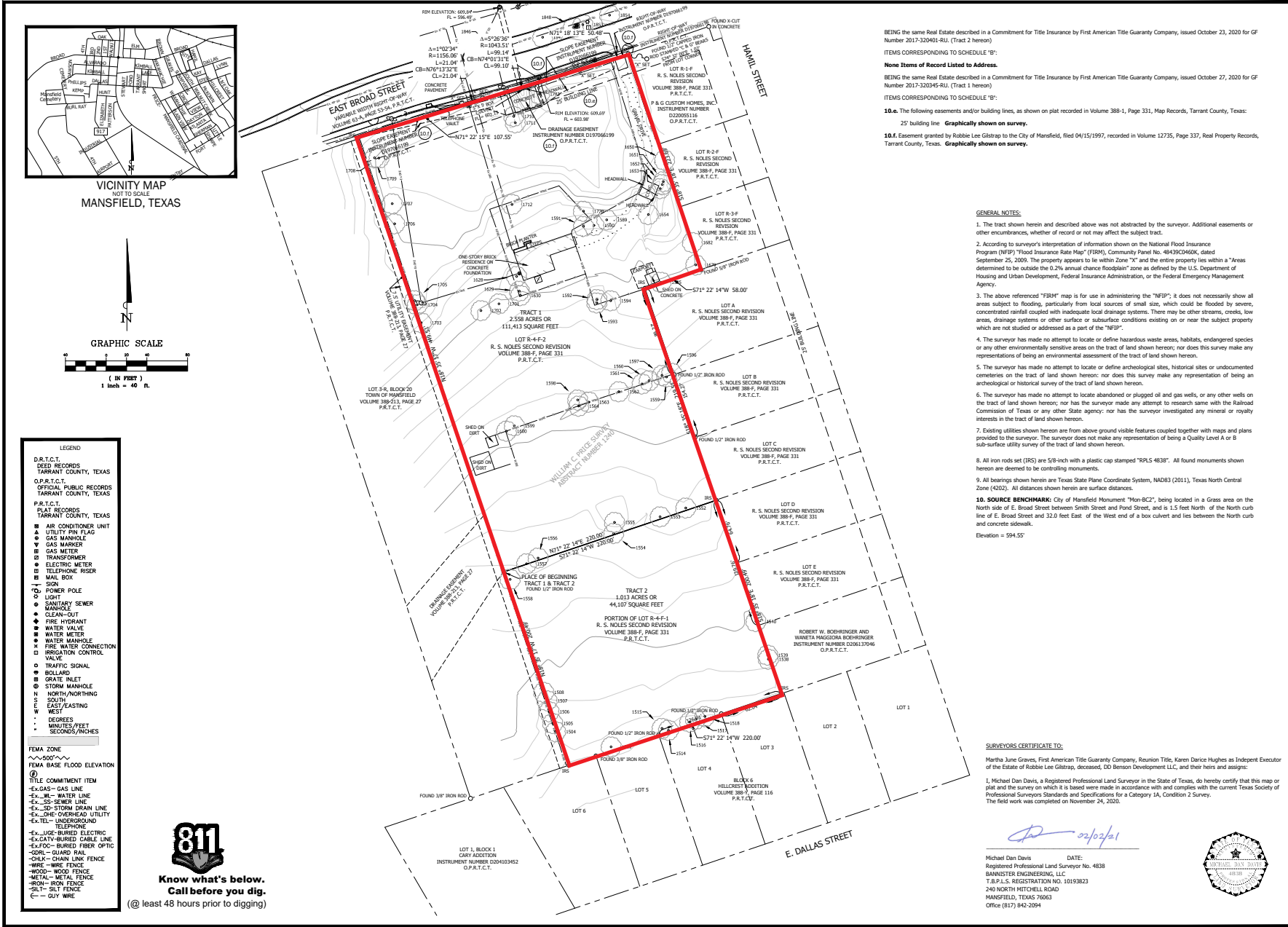
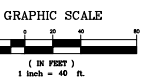


# BENSON MANORS | 708 E BROAD ST, MANSFIELD, TEXAS 76063



VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS



- LEGEND**
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
  - ▲ AIR CONDITIONER UNIT
  - ▲ UTILITY PIN FLAG
  - ▲ GAS MANHOLE
  - ▲ GAS MARKER
  - ▲ GAS METER
  - ▲ TRANSFORMER
  - ▲ ELECTRIC METER
  - ▲ TELEPHONE RISER
  - ▲ MAIL BOX
  - ▲ SIGN
  - ▲ POWER POLE
  - ▲ LIGHT
  - ▲ SANITARY SEWER MANHOLE
  - ▲ CLEAN-OUT
  - ▲ FIRE HYDRANT
  - ▲ WATER VALVE
  - ▲ WATER METER
  - ▲ FIRE WATER CONNECTION
  - ▲ IRRIGATION CONTROL VALVE
  - TRAFFIC SIGNAL
  - BOLLARD
  - GRATE INLET
  - STORM MANHOLE
  - N NORTH/NORTHS
  - S SOUTH
  - E EAST/EASTING
  - W WEST
  - ° DEGREES
  - ' MINUTES
  - " SECONDS/INCHES
- FEMA ZONE  
FEMA BASE FLOOD ELEVATION
- ① TITLE COMMITMENT ITEM  
-EX-GAS - GAS LINE  
-EX-W- WATER LINE  
-EX-SS-SEWER LINE  
-EX-SD-STORM DRAIN LINE  
-EX-OE-OVERHEAD UTILITY  
-EX-TEL-UNDERGROUND TELEPHONE  
-EX-JUB-BURIED ELECTRIC  
-EX-CAY-BURIED CABLE LINE  
-EX-FOC-BURIED FIBER OPTIC  
-COR-GRAND REAL  
-CHK-CHAIN LINK FENCE  
-WIRE-WIRE FENCE  
-WOOD-WOOD FENCE  
-IRON-IRON FENCE  
-ALU-ALUMINUM FENCE  
-C-CLAY WIRE

**811**  
Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

BEING the same Real Estate described in a Commitment for Title Insurance by First American Title Guaranty Company, issued October 23, 2020 for GF Number 2017-320401-RU. (Tract 2 hereon)  
ITEMS CORRESPONDING TO SCHEDULE "B":  
**None Items of Record Listed to Address.**  
BEING the same Real Estate described in a Commitment for Title Insurance by First American Title Guaranty Company, issued October 27, 2020 for GF Number 2017-320345-RU. (Tract 1 hereon)  
ITEMS CORRESPONDING TO SCHEDULE "B":  
**10.e.** The following easements and/or building lines, as shown on plat recorded in Volume 388-1, Page 331, Map Records, Tarrant County, Texas:  
25' building line **Graphically shown on survey.**  
**10.f.** Easement granted by Robbie Lee Gilstrap to the City of Mansfield, filed 04/15/1997, recorded in Volume 12735, Page 337, Real Property Records, Tarrant County, Texas. **Graphically shown on survey.**

**GENERAL NOTES:**

- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "FIRM" (FIRM), Community Panel No. 48439CD460K, dated September 25, 2009. The property appears to be within Zone "X" and the entire property lies within a "Zone" determined to be outside the 0.2% annual chance floodplain" area as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "FIRM".
- The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.
- The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
- Existing utilities shown hereon are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown hereon.
- All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4638". All found monuments shown hereon are deemed to be controlling monuments.
- All bearings shown hereon are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown hereon are surface distances.
- SOURCE BENCHMARK:** City of Mansfield Monument "Mon-6C2", being located in a Grass area on the North side of E. Broad Street between Smith Street and Pond Street, and is 1.5 feet North of the North curb line of E. Broad Street and 32.0 feet East of the West end of a box culvert and lies between the North curb and concrete sidewalk.  
Elevation = 594.55'

**SURVEYORS CERTIFICATE TO:**  
Martha June Groves, First American Title Guaranty Company, Reaction Title, Karen Darico Hughes as Independent Executor of the Estate of Robbie Lee Gilstrap, deceased, DO Benson Development LLC, and their heirs and assigns:  
I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.  
The field work was completed on November 24, 2020.

*Michael Dan Davis* 02/02/21  
DATE: 02/02/21  
Michael Dan Davis, Registered Professional Land Surveyor No. 4938  
BANNISTER ENGINEERING, L.L.C.  
T.B.P.L.S. REGISTRATION NO. 10193823  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
Office (817) 842-2094

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094  
T.B.P.L.S. REGISTRATION NO. 10193823

**PROJECT:**  
Address: 708 E. Broad Street  
Lot R-4-F2 and a Portion of Lot R-4-F1, R. S. Noles Addition  
Being Tract 1 - 2.558 acres or (111,413 square feet)  
& Tract 2 - 1.013 acres or (44,107 square feet)  
out of the W. C. C. Price Survey, Abstract No. 1240  
City of Mansfield, Tarrant County, Texas

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

**PROJECT NO.:**  
9098-20-001  
**SCALE:** 1" = 40'  
**DRAWN BY:** sa  
**CKD BY:** md2  
**SHEET NUMBER**  
1 of 2

B:\CLM\0190\0190\_Plan\76063\0190\0190\_01.dwg, DATE: 02/02/21, TIME: 10:48:38 AM, USER: dm, PLOT: 02/02/21, 10:48:38 AM, PLOT: 02/02/21, 10:48:38 AM

