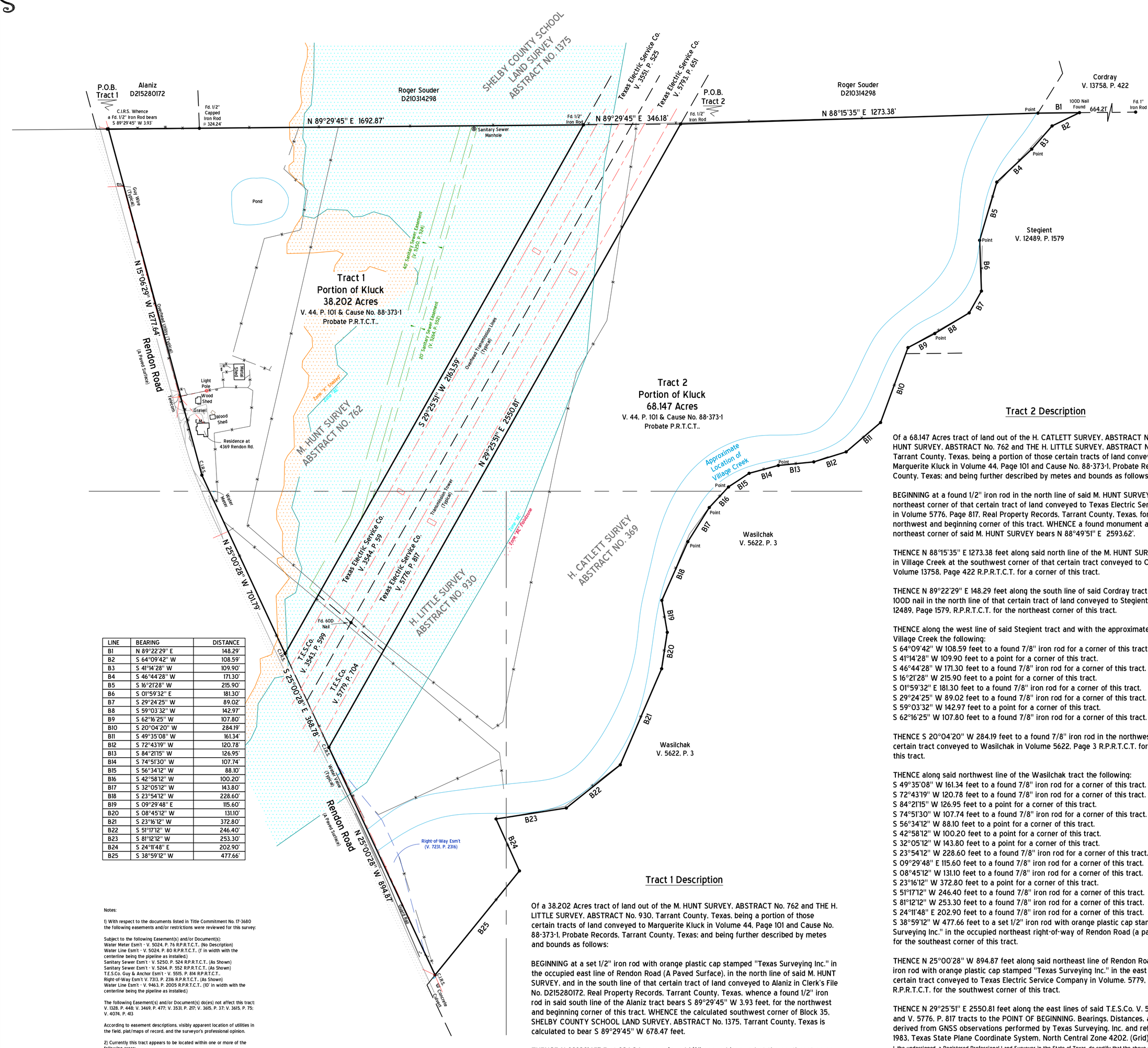

LINE	BEARING	DISTANCE
B1	N 89°22'29" E	148.29'
B2	S 64°09'42" W	108.59'
B3	S 41°14'28" W	109.90'
B4	S 46°44'28" W	171.30'
B5	S 16°21'28" W	215.90'
B6	S 01°59'32" E	181.30'
B7	S 29°24'25" W	89.02'
B8	S 59°03'32" W	142.97'
B9	S 62°16'25" W	107.80'
B10	S 20°04'20" W	284.19'
B11	S 49°35'08" W	161.34'
B12	S 72°43'19" W	120.78'
B13	S 84°21'15" W	126.95'
B14	S 74°51'30" W	107.74'
B15	S 56°34'12" W	88.10'
B16	S 42°58'12" W	100.20'
B17	S 32°05'12" W	143.80'
B18	S 23°54'12" W	228.60'
B19	S 09°29'48" E	115.60'
B20	S 08°45'12" W	131.10'
B21	S 23°16'12" W	372.80'
B22	S 51°17'12" W	246.40'
B23	S 81°12'12" W	253.30'
B24	S 24°11'48" E	202.90'
B25	S 38°59'12" W	477.66'

Notes:

1) With respect to the documents listed in Title Commitment No. 17-3680 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s):
Water Meter Esm't - V. 5024, P. 76 R.P.R.T.C.T.. (No Description)
Water Line Esm't - V. 5024, P. 80 R.P.R.T.C.T.. (1' in width with the centerline being the pipeline as installed.)
Sanitary Sewer Esm't - V. 5250, P. 524 R.P.R.T.C.T.. (As Shown)
Sanitary Sewer Esm't - V. 5264, P. 552 R.P.R.T.C.T.. (As Shown)
T.E.S.Co. Guy & Anchor Esm't - V. 5515, P. 814 R.P.R.T.C.T..
Right-of-Way Esm't V. 7313, P. 2316 R.P.R.T.C.T.. (As Shown)
Water Line Esm't - V. 9463, P. 2005 R.P.R.T.C.T.. (10' in width with the centerline being the pipeline as installed.)

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 1328, P. 448; V. 3469, P. 477; V. 3531, P. 217; V. 3615, P. 37; V. 3615, P. 75; V. 4074, P. 413

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

2) Currently this tract appears to be located within one or more of the following areas:
Special Flood Hazard Areas, Zone "AE" - Base Flood Elevations determined.
Floodway Areas in Zone "AE" - The floodway is the channel plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
Other Flood Areas, Shaded Zone "X" - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
According to the F.I.R.M. Community Panel 48439C0435K, dated September 25, 2009. For up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

3) 17.2± acres of Tract 1 is located outside of any F.E.M.A. flood hazard zones.

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) Governmental entities may require this property to be further platted and recorded with the County Clerk.

7) All corners are found 7/8" iron rods unless otherwise noted.

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

0 200 400 600

Tract 1 Description

Of a 38.202 Acres tract of land out of the M. HUNT SURVEY, ABSTRACT No. 762 and THE H. LITTLE SURVEY, ABSTRACT No. 930, Tarrant County, Texas, being a portion of those certain tracts of land conveyed to Marguerite Kluck in Volume 44, Page 101 and Cause No. 88-373-1, Probate Records, Tarrant County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with orange plastic cap stamped "Texas Surveying Inc." in the occupied east line of Rendon Road (A Paved Surface), in the north line of said M. HUNT SURVEY, and in the south line of that certain tract of land conveyed to Alaniz in Clerk's File No. D215280172, Real Property Records, Tarrant County, Texas, whence a found 1/2" iron rod in said south line of the Alaniz tract bears S 89°29'45" W 3.93 feet, for the northwest and beginning corner of this tract, WHENCE the calculated southwest corner of Block 35, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, Tarrant County, Texas is calculated to bear S 89°29'45" W 678.47 feet.

THENCE N 89°29'45" E at 324.24 pass a found 1/2" capped iron rod at the southeast corner of said Alaniz tract and continuing a total distance of 1692.87 feet along said north line of said M. HUNT SURVEY to a found 1/2" iron rod at the northwest corner of that certain tract conveyed to Texas Electric Service Company in Volume 3544, Page 59, R.P.R.T.C.T.. for the northeast corner of this tract.

THENCE S 29°25'51" W 2163.59 feet along the northwest line of said T.E.S.Co. tract to a set 1/2" iron rod with orange plastic cap stamped "Texas Surveying Inc." in said east line of said Rendon Road for the southeast corner of this tract.

THENCE N 25°00'28" W 701.79 feet along said east line of Rendon Road to a set 1/2" iron rod with orange plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

THENCE N 15°06'29" W 1277.64 feet along said east line of Rendon Road to the POINT OF BEGINNING.

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

Tract 2 Description

Of a 68.147 Acres tract of land out of the H. CATLETT SURVEY, ABSTRACT No. 369, the M. HUNT SURVEY, ABSTRACT No. 762 and THE H. LITTLE SURVEY, ABSTRACT No. 930, Tarrant County, Texas, being a portion of those certain tracts of land conveyed to Marguerite Kluck in Volume 44, Page 101 and Cause No. 88-373-1, Probate Records, Tarrant County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the north line of said M. HUNT SURVEY at the northeast corner of that certain tract of land conveyed to Texas Electric Service Company in Volume 5776, Page 817, Real Property Records, Tarrant County, Texas, for the northwest and beginning corner of this tract, WHENCE a found monument at the northeast corner of said M. HUNT SURVEY bears N 88°49'51" E 2593.62'.

THENCE N 88°15'35" E 1273.38 feet along said north line of the M. HUNT SURVEY to a point in Village Creek at the southwest corner of that certain tract conveyed to Cordray in Volume 13758, Page 422 R.P.R.T.C.T. for a corner of this tract.

THENCE N 89°22'29" E 148.29 feet along the south line of said Cordray tract to a found 100D nail in the north line of that certain tract of land conveyed to Stegient in Volume 12489, Page 1579, R.P.R.T.C.T. for the northeast corner of this tract.

THENCE along the west line of said Stegient tract and with the approximate east bank of Village Creek the following:
S 64°09'42" W 108.59 feet to a found 7/8" iron rod for a corner of this tract.
S 41°14'28" W 109.90 feet to a point for a corner of this tract.
S 46°44'28" W 171.30 feet to a found 7/8" iron rod for a corner of this tract.
S 16°21'28" W 215.90 feet to a point for a corner of this tract.
S 01°59'32" E 181.30 feet to a found 7/8" iron rod for a corner of this tract.
S 29°24'25" W 89.02 feet to a found 7/8" iron rod for a corner of this tract.
S 59°03'32" W 142.97 feet to a point for a corner of this tract.
S 62°16'25" W 107.80 feet to a found 7/8" iron rod for a corner of this tract.

THENCE S 20°04'20" W 284.19 feet to a found 7/8" iron rod in the northwest line of that certain tract conveyed to Wasilchak in Volume 5622, Page 3 R.P.R.T.C.T. for a corner of this tract.

THENCE along said northwest line of the Wasilchak tract the following:
S 49°35'08" W 161.34 feet to a found 7/8" iron rod for a corner of this tract.
S 72°43'19" W 120.78 feet to a found 7/8" iron rod for a corner of this tract.
S 84°21'15" W 126.95 feet to a point for a corner of this tract.
S 74°51'30" W 107.74 feet to a found 7/8" iron rod for a corner of this tract.
S 56°34'12" W 88.10 feet to a point for a corner of this tract.
S 42°58'12" W 100.20 feet to a point for a corner of this tract.
S 32°05'12" W 143.80 feet to a point for a corner of this tract.
S 23°54'12" W 228.60 feet to a found 7/8" iron rod for a corner of this tract.
S 09°29'48" E 115.60 feet to a found 7/8" iron rod for a corner of this tract.
S 08°45'12" W 131.10 feet to a found 7/8" iron rod for a corner of this tract.
S 23°16'12" W 372.80 feet to a point for a corner of this tract.
S 51°17'12" W 246.40 feet to a found 7/8" iron rod for a corner of this tract.
S 81°12'12" W 253.30 feet to a found 7/8" iron rod for a corner of this tract.
S 24°11'48" E 202.90 feet to a found 7/8" iron rod for a corner of this tract.
S 38°59'12" W 477.66 feet to a set 1/2" iron rod with orange plastic cap stamped "Texas Surveying Inc." in the occupied northeast right-of-way of Rendon Road (a paved surface) for the southeast corner of this tract.

THENCE N 25°00'28" W 894.87 feet along said northeast line of Rendon Road to a set 1/2" iron rod with orange plastic cap stamped "Texas Surveying Inc." in the east line of that certain tract conveyed to Texas Electric Service Company in Volume, 5779, P. 704, R.P.R.T.C.T. for the southwest corner of this tract.

THENCE N 29°25'51" E 2550.81 feet along the east lines of said T.E.S.Co. V. 5779, P. 704 and V. 5776, P. 817 tracts to the POINT OF BEGINNING. Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

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.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying, Inc. - Aledo Branch
P.O. Box 651 - 208 S. Front Street, Aledo, TX 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
AN02900 - February 26, 2018

STATE OF TEXAS REGISTERED MICAH HAMILTON 5865 PROFESSIONAL LAND SURVEYOR

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