



Note:
1. Bearings, distances and designated Control Monuments (C.M.), along with the boundary configuration are based on the Warranty Deed from M. Diaz Investments LLC to Y & M Investments LLC dated December 12, 2015 filed as Instrument Number 215278074, Deed Records, Tarrant County, Texas, the south line of described tract being N89°44'01"W.
2. This survey was made without the benefit of any research by a Title Company.

Certification:
The undersigned does hereby certify that this survey plat represents a survey made on the ground under my supervision. The boundaries are located according to the recorded references shown. It generally meets the current requirements of the Texas Board of Professional Land Surveying Act and Rules.

Property Legal Description
See Page 2 of 2.

Property Address
8708 Amundson Drive
North Richland Hills
Texas 76182
Client Roy Hernandez

Property Owner Y & M Investments LLC

CE-TEX
The Civil Engineering Company of Texas
Surveying Firm
Registration No. 10194149
204 West Nash Street
Grapevine, Texas 76051
Office (817) 247-2926



JOB NO.	17132	TECH:	JM
DATE:	10/29/18	FIELD:	HS
FIELD:	8/7/17	SCALE:	1" = 50'

Charles G. Starnes
Charles G. Starnes
Registered Professional Land Surveyor
No. 2466
10-24-18 Page 1 of 2

LEGAL DESCRIPTION

BEING a tract of land situated in the City of North Richland Hills, Tarrant County, Texas, said tract being in the Tandy K. Martin Survey, Abstract No. 1055, said tract being all of that called 0.75 acre tract of land described in a Warranty Deed from M. Diaz Investments LLC to Y & M Investments LLC dated December 12, 2015 recorded as Instrument Number D215278074, Deed Records, Tarrant County, Texas, said tract being more particularly descibed by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found (Control Monument) at the southeast corner of said 0.75 acre tract said point being at the southwest corner of a tract of land described in a Warranty Deed with Vendor's Lien from Jimmy Max Wilson and Darlene Wilson to Paul W. Gorbet recorded as Instrument Number D199190781, Deed Records, Tarrant County, Texas, said point being in the north line of Lot 1, Bock 1, Schwab Addition, an addition to the City of North Richland Hills, Texas, according to the plat thereof filed as Instrument Number D198262790, Map Records, Tarrant County, Texas;

THENCE North 89°44'01" West (Bearing Basis) along the south line of said 0.75 acre tract and the north line of said Lot 1, Block 1, Schwab Addition, passing at 119.10' (Schwab Addition plat calls 117.81') an established point from which a 1/2" iron rod found bears South 57°51'57" West a distance of 0.48', said point being the northwest corner of said Lot 1, Block 1, Schwab Addition, said point being the northeast corner of Lot 1, Block 1, Creekside Estates, an addition to the City of North Richland Hills, Tarrant County, Texas according to the plat thereof filed as Instrument Number D207302585, Map Records, Tarrant County, Texas, continuing along the south line of said 0.75 acre tract with the north line of said Lot 1, Block 1, Creekside Estates, past the northwest corner of said Lot 1, Block 1, Creekside Estates, a total distance of 327.50' to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner (Control Monument) at the west corner of said 0.75 acre tract, said point being at the southeast corner of the intersection of said Simmons Road (a variable width right of way) and Amundson Drive (right of way with width of 58.50 feet called by said Y & M deed);

THENCE North 53°25'49" East along the north line of said 0.75 acre tract and the south line of said Amundson Drive a distance of 332.56' to a 1/2" iron rod set wih yellow plastic cap stamped "Ce-Tex 2466" for corner at the northeast corner of said 0.75 acre tract, said point being at the northwest corner of said Gorbet tract;

THENCE South 16°50'00" East along the common line between said Gorbet tract and said 0.75 acre tract a distance of 208.60' to the POINT OF BEGINNING and containing 32,649 square feet or 0.7495 acres of land.

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