7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 7540 BURSEY ROAD SOUTH, in the city of NORTH RICHLAND HILLS Texas.

BEING all that certain lot, tract or parcel of land situated in the Alexander Hood Survey, Abstract No. 683, Tarrant County, Texas, being a tract of land described in deed to John Devivo and Lindsay Devivo, husband and wife, recorded under Instrument No. D219256385, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a 1/2 inch iron rod found for corner in the South line of Lot 1, Block 1, Bathman Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-193, Page 14, Plat Records, Tarrant County, Texas (P.R.T.C.T.), at the Northeast corner of Lot 10, Block 26, Kingswood Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4258 (P.R.T.C.T.);

THENCE North 89 deg. 58 min. 34 sec. West, a distance of 178.97 feet to a 5/8 inch iron rod found for corner at the Southwest corner of said Lot 1, at the Northwest corner of Lot 9 of said Block 26, being in the East line of said Devivo tract and being the PLACE OF BEGINNING of the herein described tract;

THENCE South 00 deg. 15 min. 11 sec. East, a distance of 149.99 feet to a point for corner at the Southwest corner of said Lot 9, at the Northwest corner of Lot 8 of said Block 26;

THENCE South 00 deg. 12 min. 05 sec. East, a distance of 136.06 feet to a 1/2 inch yellow-capped iron rod set for corner in the West line of said Lot 8, at the Northerly Northeast corner of Lot 9, Block 24, Kingswood Estates, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 3650 (P.R.T.C.T.);

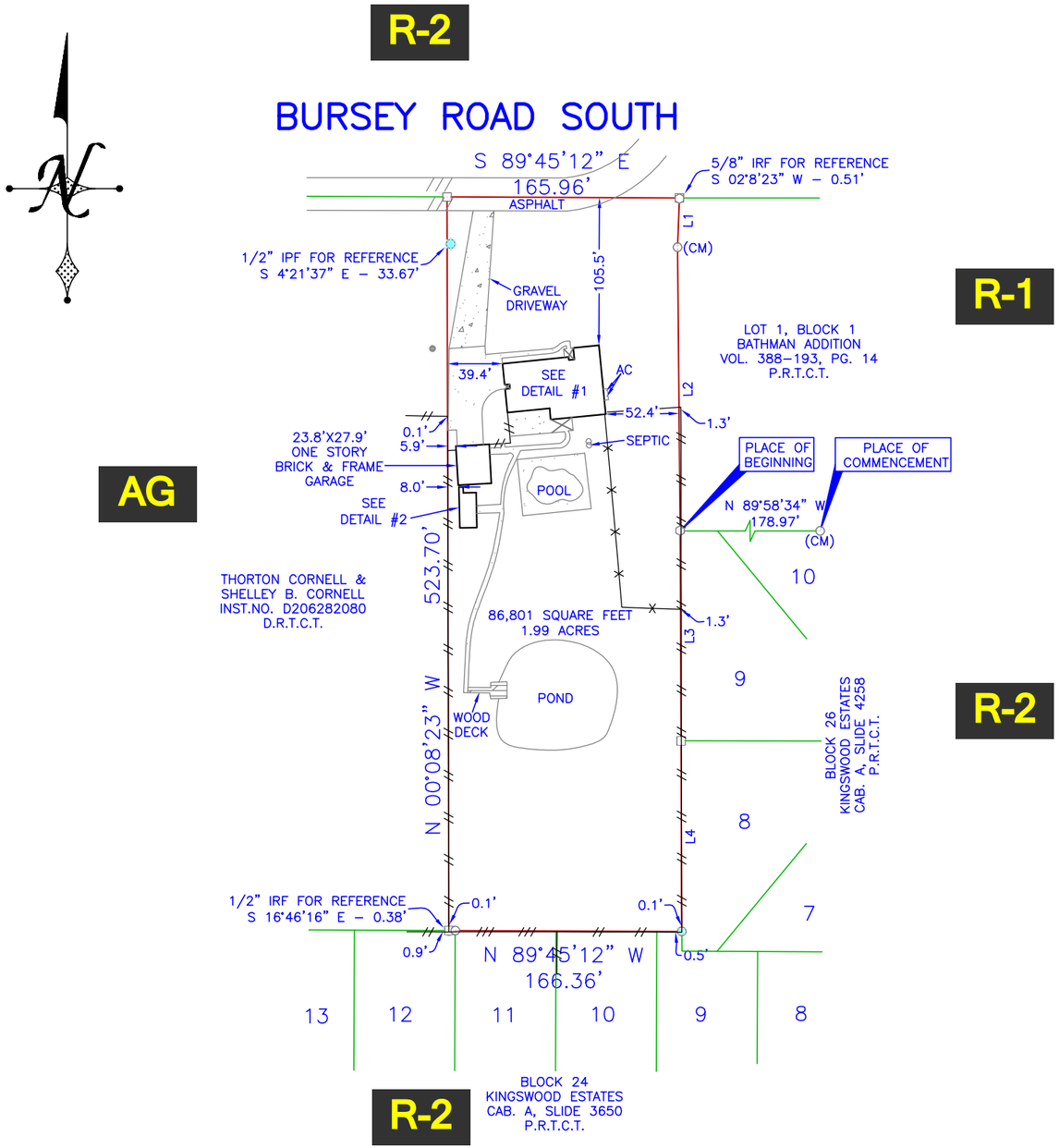
THENCE North 89 deg. 45 min. 12 sec. West, a distance of 166.36 feet to a point for corner in the North line of Lot 12 of said Block 24, at the Southeast corner of a tract of land described in deed to Thornton Cornell and Shelley B. Cornell, recorded under Instrument No. D206282080 (D.R.T.C.T.);

THENCE North 00 deg. 08 min. 23 sec. West, a distance of 523.70 feet to a point for corner in Bursey Road South, at the Northeast corner of said Cornell tract;

THENCE South 89 deg. 45 min. 12 sec. East, a distance of 165.96 feet to a point for corner at the Northwest corner of said Lot 1, from which a 5/8 inch iron rod found for reference bears South 02 deg. 08 min. 23 sec. West, a distance of 0.51 feet;

THENCE South 02 deg. 08 min. 23 sec. West, a distance of 35.22 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 deg. 31 min. 25 sec. East, a distance of 202.46 feet to the PLACE OF BEGINNING and containing 86,801 square feet or 1.99 acres of land.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 02-07-2022

G. F. No.: N/A

Job no.: 202200508

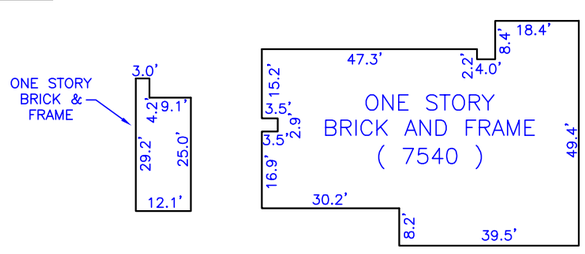
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR STUART THREADGOLD

LEGEND

WOOD FENCE — TEXT
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — EASEMENT SETBACK
RESIDENCE
CM – CONTROLLING MONUMENT
MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET 'X'
POINT FOR CORNER
5/8" IRON ROD FOUND
1/2" IRON PIPE FOUND
(C) – CABLE (E) – ELECTRIC
(CO) – CLEAN OUT PE – POOL EQUIP
(G) – GAS METER – POWER POLE
(FH) – FIRE HYDRANT (T) – TELEPHONE
(LP) – LIGHT POLE (W) – WATER METER
(MH) – MANHOLE (V) – WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.22	S02°08'23"W
L2	202.46	S00°31'25"E
L3	149.99	S00°15'11"E
L4	136.06	S00°12'05"E