

PROPERTY DESCRIPTION:

OVERALL TRACT

7629 PRECINCT LINE ROAD, BEING A 2.528 ACRE TRACT OUT OF THE W.C. NEWTON SURVEY, ABST. NO. 1182, IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AND BEING OUT OF THE ORIGINAL 12 ACRE TRACT TO DEE OWEN MILLER AND WIFE, BETTE JO MILLER, AS RECORDED IN UNDER VOL. 2029, PG. 229, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), AND BEING A QUITCLAIM DEED CONVEYED TO JACKIE M. WILLIAMS, AS RECORDED IN UNDER INSTR. NOS. D205015359 AND D205015373, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET AT THE NORTHWEST CORNER OF SAID JACKIE M. WILLIAMS TRACT, ALSO THE NORTHWEST CORNER OF SAID 2.528 ACRE TRACT, THE NORTHEAST CORNER OF LOT 3, BLOCK 1, MCKINNEY ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN UNDER CAB. B, SLIDE 3487, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), BEING IN THE SOUTH LINE OF KIRK LANE, HAVING A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 51 MINUTES 22 SECONDS EAST, WITH THE SOUTH LINE OF SAID KIRK LANE AND THE NORTH LINE OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE NORTH LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 316.03 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT (TXDOT) IN THE WEST LINE OF PRECINCT LINE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 44 DEGREES 52 MINUTES 44 SECONDS EAST, WITH THE WEST LINE OF SAID PRECINCT LINE ROAD, AND THE NORTHEASTERLY LINE OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE NORTHEAST LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 14.15 FEET TO A TXDOT MONUMENT IN THE WEST LINE OF SAID PRECINCT LINE ROAD;

THENCE SOUTH 00 DEGREES 04 MINUTES 35 SECONDS WEST, WITH THE WEST LINE OF SAID PRECINCT LINE ROAD AND THE EAST LINE OF SAID JACKIE M. WILLIAMS ROAD, ALSO BEING THE EAST LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 137.38 FEET TO A TXDOT MONUMENT;

THENCE SOUTH 03 DEGREES 04 MINUTES 05 SECONDS WEST, WITH THE WEST LINE OF SAID PRECINCT LINE ROAD, ALSO BEING THE EAST LINE OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE EAST LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 95.75 FEET TO A TXDOT MONUMENT IN THE SOUTH LINE OF SAID JACKIE M. WILLIAMS TRACT, THE NORTH LINE OF THAT TRACT CONVEYED TO CHARLES H. BAILEY AND WIFE, DEENA BAILEY, AS RECORDED IN UNDER VOL. 4066, PG. 95, DRTCT, BEING THE EAST SOUTHEAST CORNER OF SAID 2.528 ACRE TRACT;

THENCE DEPARTING THE WEST LINE OF SAID PRECINCT LINE ROAD, NORTH 88 DEGREES 08 MINUTES 04 SECONDS WEST, WITH THE NORTH LINE OF SAID BAILEY TRACT AND THE SOUTH LINE OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE SOUTH LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 173.27 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE NORTHWEST CORNER OF SAID BAILEY TRACT, ALSO BEING AN INSIDE CORNER OF SAID JACKIE M. WILLIAMS TRACT;

THENCE SOUTH 01 DEGREES 51 MINUTES 25 SECONDS WEST, WITH THE WEST LINE OF SAID BAILEY TRACT, THE EAST LINE OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE EAST LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 209.00 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE SOUTHWEST CORNER OF SAID BAILEY TRACT, THE SOUTHEAST CORNER OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 2.528 ACRE TRACT, AND BEING IN THE NORTH LINE OF THAT TRACT CONVEYED TO EDDIE LETT AND MARY LETT, HUSBAND AND WIFE, AS RECORDED IN UNDER VOL. 13892, PG. 413, OPRTCT;

THENCE NORTH 88 DEGREES 08 MINUTES 35 SECONDS WEST, WITH THE NORTH LINE OF SAID EDDIE LETT AND MARY LETT TRACT AND THE SOUTH LINE OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE SOUTH LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 152.63 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE NORTHWEST CORNER OF SAID EDDIE LETT AND MARY LETT TRACT, THE SOUTHWEST CORNER OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 2.528 ACRE TRACT, AND BEING IN THE EAST LINE OF THE AFOREMENTIONED LOT 3;

THENCE NORTH 01 DEGREES 31 MINUTES 45 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID JACKIE M. WILLIAMS, ALSO BEING THE EAST LINE OF SAID 2.528 ACRE TRACT, A DISTANCE OF 442.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2.528 ACRES AND/OR 110,109 SQUARE FEET OF LAND, PLUS OR MINUS.

LEGEND	
COVERED AREA	IRF(S) = IRON ROD FOUND (SET)
ASPHALT	IRP = IRON PIPE FOUND
BRICK	FND = FOUND (AS DESCRIBED)
CONCRETE	CM = CONTROLLING MONUMENT
GRAVEL	TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION
STONE	"B&D" = RED CAP STAMPED: "B&D SURVEYING"
WOOD	AG = AGRICULTURAL
R.R. TIE RETAINING WALL	O-1 = OFFICE
BRICK WALL	LR = LOCAL RETAIL
STONE WALL	R-2 = SINGLE-FAMILY RESIDENTIAL
CHAINLINK FENCE	PRTCT = PLAT RECORDS, TARRANT COUNTY, TEXAS
WIRE FENCE	DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS
WOOD FENCE	OPRTCT = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
WROUGHT IRON FENCE	SQ. FT. = SQUARE FEET
OVERHEAD TELEPHONE LINE	PP = POWER POLE
OVERHEAD ELECTRIC LINE	WV = WATER VALVE
PROPERTY LINE	VOL. = VOLUME
ADJOINER LINE	PG. = PAGE
BUILDING LINE (BL)	CAB. = CABINET
EASEMENT LINE (UE)	SL = SLIDE
CENTER LINE / SURVEY LINE	ROW = RIGHT-OF-WAY
	ABST. NO. = ABSTRACT NUMBER

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48439C0095K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONES AE AND X.

GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
- 3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT; THEREFORE, NO SEARCH OF RECORDED EASEMENTS WAS PERFORMED.

LOT 30, BLOCK A  
GRACE MEADOWS  
CAB. A, SL. 8591, PRTCT  
ZONED: R2

RAMON H. GILES AND  
JEANELLE S. GILES  
VOL. 15584, PG. 137, DRTCT  
ZONED: LR

KIRK LANE  
VARIABLE WIDTH R.O.W.

(BASIS OF BEARING)  
N 89°57'42" W  
177.45'

POB

1/2" IRS  
"B&D"

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JACKIE M. WILLIAMS  
INSTR. NO. D205015359  
OPRTCT

W.C. NEWTON SURVEY, ABST. NO. 1182

2.528 ACRES  
110,109 SQ. FT.

CURRENT ZONING: AG  
PROPOSED ZONING: O-1

LOT 3, BLOCK 1  
MCKINNEY ADDITION  
CAB. B, PG. 3487  
PRTCT  
ZONED: AG

JACKIE M. WILLIAMS  
INSTR. NO. D205015373  
OPRTCT

CHARLES H. BAILEY, B AND WIFE,  
DEENA BAILEY  
VOL. 4066, PG. 95, DRTCT  
ZONED: AG

EDDIE LETT AND MARY LETT, HUSBAND AND  
WIFE  
VOL. 13892, PG. 413, RPRTCT  
ZONED: AG

APPLICANT:  
TAK Enterprises  
8821 Davis Boulevard, #220  
Keller, TX 76248  
T: (817)-723-7860  
E: paul@marinabayhomes.net  
Contact: Paul Moss

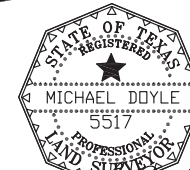
OWNER:  
Jackie Williams  
920 Marion 8128  
Flippin, AR 72634



**B & D**  
**SURVEYING, INC.**  
FIRM NO. 101247-00



P.O. BOX 293264  
LEWISVILLE, TEXAS 75029  
PHONE: 972-221-2838  
bandsurveying@verizon.net



Michael Doyle  
FIELD SURVEY DATE: 10/28/2014  
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DATE: 04/28/2017

TECH: JT/MRD

CHECKED BY: MLD/MRD

B & D #: 1409039

GF#: N/A

ZONING EXHIBIT

2.528 ACRES / 110,109 SQ. FT.  
W.C. NEWTON SURVEY,  
ABSTRACT NO. 1182,  
CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS