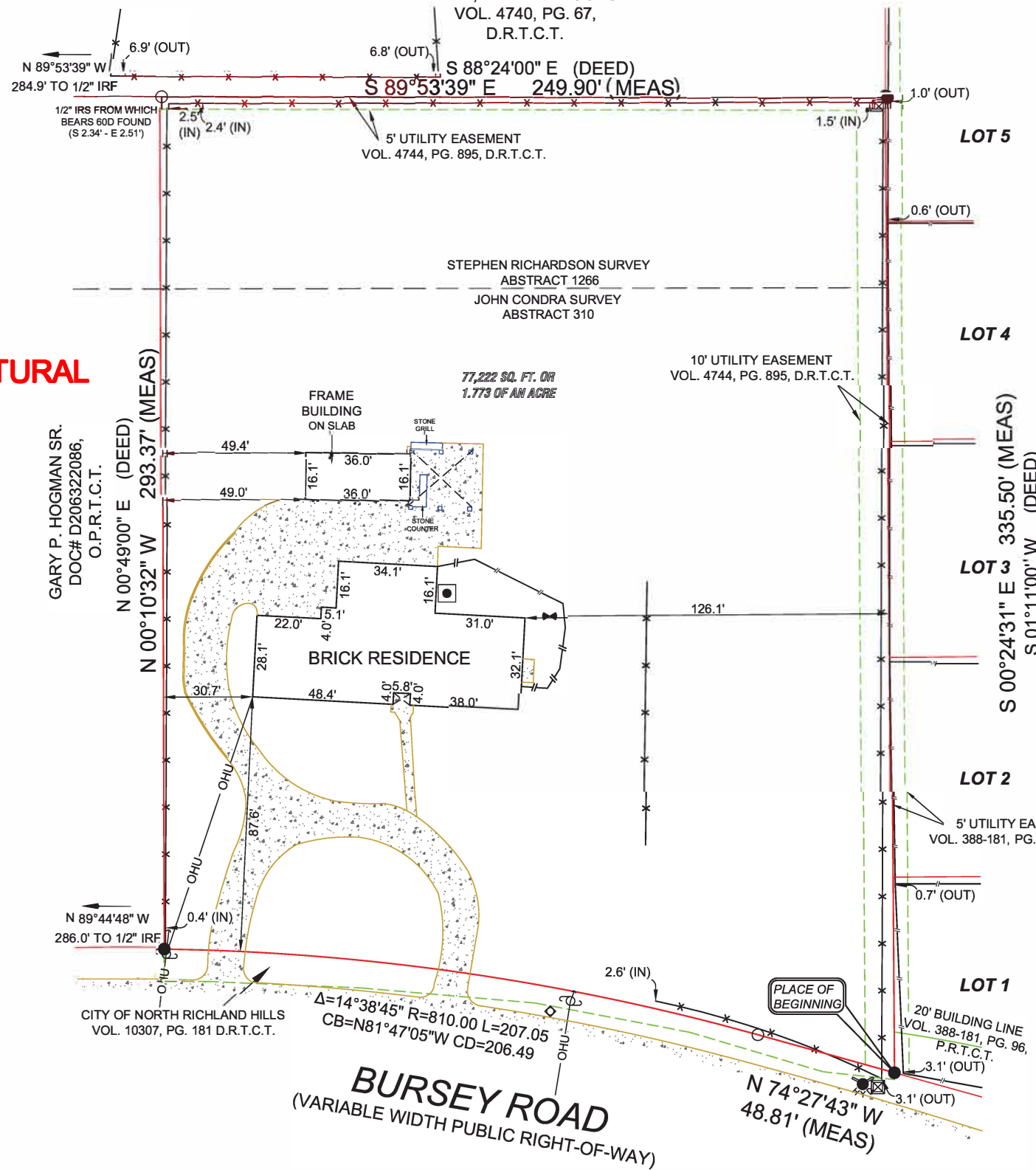


SURVEY PLAT: 7409 BURSEY ROAD

AG AGRICULTURAL

GEORGE R. BROOKS AND WIFE, NADINE BROOKS
VOL. 4740, PG. 67,
D.R.T.C.T.



AG AGRICULTURAL

R-2 SINGLE-FAMILY RESIDENTIAL

LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land located in the STEPHEN RICHARDSON SURVEY, Abstract 1266, Tarrant County, Texas, and the JOHN CONDRAS SURVEY, Abstract 310, Tarrant County, Texas, and being Lot 8, Block B, of Green Valley Country Estates, an unrecorded addition in Tarrant County, Texas, same being a part of a tract of land as described in deed to H. M. Howe and Ines Howe, recorded in Volume 3579, Page 166, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the Northeast corner of a right-of-way tract as described in deed to the City of North Richland Hills, recorded in Volume 10307, Page 181, Deed Records, Tarrant County, Texas, same being the present North line of Bursey Road, a variable width public right-of-way, and being in the West line of Fair Oaks Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-181, Page 96, Plat Records, Tarrant County, Texas;

Thence North 74 deg. 27 min. 43 sec. West, along the North line of said City of North Richland Hills tract and the North line of said Bursey Road, a distance of 48.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left, having a central angle of 14 deg. 38 min. 45 sec., a radius of 810.00 feet, and a chord bearing and distance of North 81 deg. 47 min. 05 sec. West, 206.49 feet;

Thence Westerly, along said curve to the left, continuing along the North line of said City of North Richland Hills tract and the North line of said Bursey Road, a distance of 207.05 feet to a 1/2" iron rod found at the Northwest corner of said City of North Richland Hills tract, and being in the East line of a tract of land as described in deed to Gary P. Hogman, Sr., recorded in Document No. D206322086, Official Public Records, Tarrant County, Texas;

Thence North 00 deg. 10 min. 32 sec. West, a distance of 293.37 feet to 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, set the Northeast corner of said Gary P. Hogman, Sr. tract, and being in the South line of a tract of land as described in deed to George R. Brooks, Nadine Brooks, recorded in Volume 4740, Page 67, Deed Records, Tarrant County, Texas;

Thence South 89 deg. 53 min. 39 sec. East, a distance of 249.90 feet to a 1/2" iron rod found at the Southeast corner of said Brooks tract, and being said West line of Fair Oaks Addition;

Thence South 00 deg. 24 min. 31 sec. East, along said West line, a distance of 335.50 feet to the PLACE OF BEGINNING and containing 77,222 square feet or 1.773 acres of land.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C 0090K, dated 09-25-09. The property is located in Zone "X".

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

ZONING EXHIBIT
Existing – AG Agricultural
Proposed – R-1-S Special Single-Family

CASE NUMBER ZC 2019-06

NOTE: All 1/2" IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND									
● 1/2" IR FOUND	⊗ X-FOUND	☐ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	— COVERED AREA	— CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊗ X-SET	☐ CABLE BOX	⊕ LIGHT POLE	⊕ WATER METER	— GUY WIRE ANCHOR	— ASPHALT	— GRAVEL	— EASEMENT	
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊕ ELECTRIC BOX	⊕ SAN. SEW. MH	⊕ GAS METER	— BARBED WIRE FENCE	— FIRE LANE STRIPE	— BRICK	— BOUNDARY	
⊙ 3/8" IR FOUND	⊙ 1" IR FOUND	⊕ STONE COLUMN	⊕ IRRIGATION VALVE	⊕ A.C. PAD	— IRON FENCE	— BRICK RET. WALL	— STONE	— HIGH-BANK LINE	
⊙ 80-D NAIL FOUND	⊙ POINT FOR CORNER	⊕ STONE COLUMN	⊕ WATER VALVE	⊕ TRANS. BOX	— CHAINLINK FENCE	— STONE RET. WALL	— WOOD DECK	— PARKING STRIPE	
⊙ PK NAIL SET	⊕ CON. MONUMENT	⊕ STORMDRAIN MH	⊕ FIRE HYDRANT	⊕ POOL EQUIP.	— WOOD FENCE	— CON. RET. WALL	— BUILDING WALL	— HANDICAP SPACE	
⊙ 1/2" IP FOUND	⊙ 3/4" IP FOUND	⊕ SAN. SEW. CO	⊕ IR. VALVE		— PIPE RAIL FENCE	— NO PARKING	— TILE		

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by surveying the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

John S. Turner
JOHN S. TURNER
RPLS 5310

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JOHN S. TURNER
DATE: 12-02-2019
REVISED IN OFFICE ONLY 04-11-2019
CERTIFY TO: JASON HAYNE

JOB# 172480 DRAWN BY: 444
"A professional company operating in your best interest"