

PROPERTY DESCRIPTIONS

OVERALL TRACT

7639 PRECINCT LINE ROAD, BEING A 5.28 ACRE TRACT OUT OF THE W.C. NEWTON SURVEY, ABST. NO. 1162, IN THE CITY OF NORTH RICHARD 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 PLAT BOOK VOL. 2025, PG. 229, DEED RECORDS, TARRANT COUNTY, TEXAS (OPRTC), AND BEING A QUARTILEIN DEED CONVEYED TO JACKIE M. WILLIAMS, AS RECORDED IN OWNERSHIP INSTR. NO. D25105359 AND D26051573, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTC), 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 2528 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 CABB, B, SLIDE 3437, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), BEING IN THE SOUTH LINE OF KIRK LANE, HAVING A 50 FOOT 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 TXOD MONUMENT.

THENCE SOUTH 03 DEGREES 04 MINUTES 02 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 TXODT 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. 4064, PG. 99, DRCT, BEING THE EAST SOUTHEAST CORNER OF SAID 2,528 ACRE TRACT.

THENCE DEPARTING THE WEST LINE OF SAID PRECINCT LINE ROAD, NORTH 85 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 2.526 ACRE TRACT, A DISTANCE OF 173.27 FEET TO A 14 INCH IRON ROD WITH CAP MARKED B&B 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, BY 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 200.00 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE SOUTHERN CORNER OF SAID BAILEY TRACT, THE SOUTHERN CORNER OF SAID JACKIE M. WILLIAMS TRACT, ALSO BEING THE SOUTHERN CORNER SAID 2,528 ACRE TRACT, AND BEING IN THE WEST LINE OF THAT TRACT CONVEYED TO EDMEE LEET AND MARY LETT, HUSBAND AND WIFE, AS RECORDED IN MANNER #13892, PG. 413, ORPTC.

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 BAD 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.

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

LEGEND	
CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	STONED FENCE (WALL)
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	RIV = RIBBED ROOF FOUND (SET)
	IPF = IRON PIPE FOUND
	DF = FOUND MON. AS DESCRIBED
	WTF = WOOD FENCE POST
	WTF-C = WOOD FENCE POST CROWN

SURVEYORS CERTIFICATION

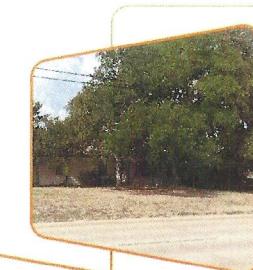
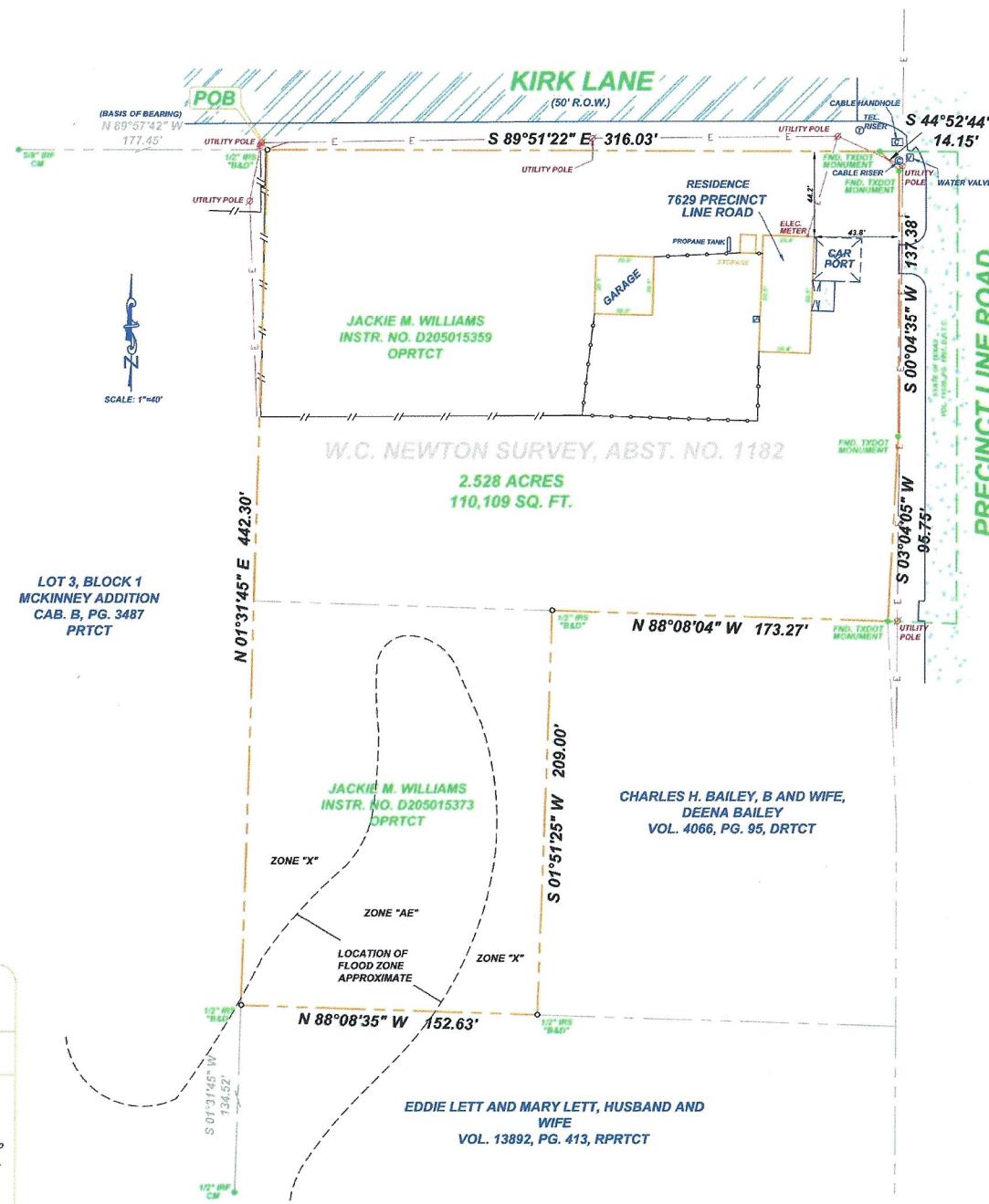
FLOOD STATEMENT
THE PROPERTY DESCRIBED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48439C0095K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009. HEREIN PROPERTY SITUATED WITHIN ZONES AE AND X.

GENERAL NOTES

1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED
2.) THESE ARE THE UNDULATE SURVEYS FOR THE PROJECT. THESE ARE UNDULATE

2) THERE ARE NO VISIBLE CONFLCTS OR PROTRUSIONS, EXCEPT AS SHOWN
3) THERE ARE NO OBSTRUCTIONS, EXCEPT AS SHOWN
4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR
SUGGESTED ON THIS SURVEY ARE LOCATED ON THE PROPERTY OWNED BY THE CLINETTE COMPANY, THE TITLE COMPANY, AND IS
MADE PERTINENT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE NUMBER LISTED HEREON.
5) AS OF THIS DATE, ALL SURVEYS, PLATINGS, PLAT PLANS, PLAT SURVEYS, PLAT SURVEYS, PLAT PLANS,
SUPPORTING DOCUMENTS, ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR
PROVIDED BY THE CLINETTE COMPANY LISTED HEREON. B & D SURVEYS, INC. MAKES NO REPRESENTATION AS
TO THE ACCURACY OF THE INFORMATION CONTAINED IN THESE DOCUMENTS. B & D SURVEYS, INC. IS NOT RESPONSIBLE FOR
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 INC CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.



DATE: 10/28/2015
TECH: JT/MRD
CHECKED BY: MLD/MRD
B & D #: 1409039
GM: N/A

