

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 8463 SHADY GROVE ROAD, in the city of FORT WORTH, TARRANT COUNTY Texas.

JOSHUA MERRITT & DEANA MERRITT
INT. NO. D218110440

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the THOMAS PECK SURVEY, ABSTRACT NO. 1209, of Tarrant County, Texas, and being a tract of land conveyed to Lamar H. and Cindy E. Slay, as recorded in Volume 11086, Page 1521, of the Deed Records of Tarrant County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail found for corner, being on the North right-of-way line of Shady Grove Road, and being the Southwest corner of lot 1, block 2, of Fresh Meadows Estates, an addition to the city of Fort Worth, Tarrant County, Texas, as recorded in Volume 2018, Page 9333, of the Plat Records of Tarrant County, and being the Southeast corner of said Slay tract, said corner being State Place coordinates, N: 7014925.5775, E: 2368392.7836;

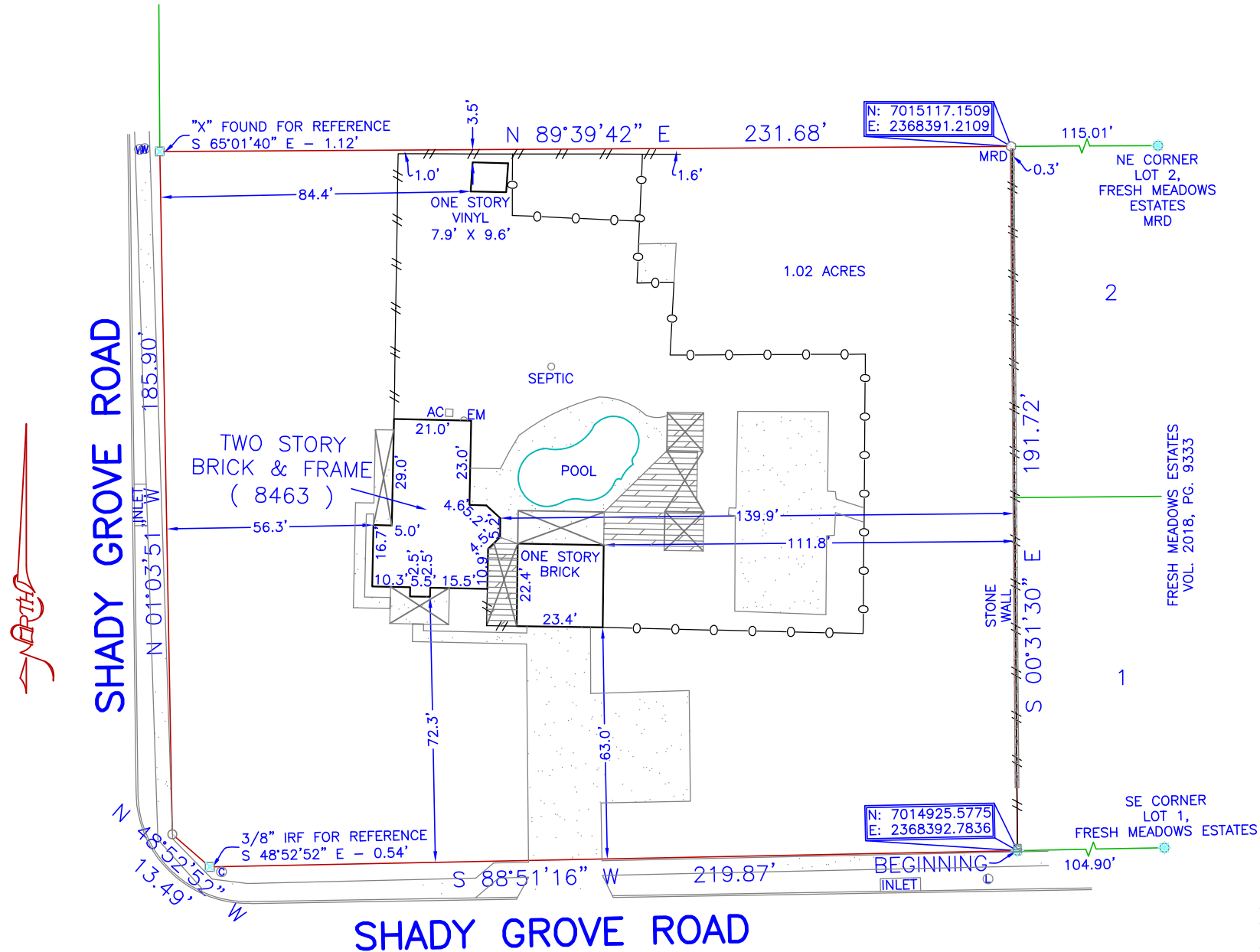
THENCE South 88 degrees 51 minutes 16 seconds West, a distance of 219.87 feet to a point for corner, from which a 3/8 inch iron rod found for reference bears South 48 degrees 52 minutes 52 seconds East, a distance of 0.54 feet;

THENCE North 48 degrees 52 minutes 52 seconds West, a distance of 13.49 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 03 minutes 51 seconds West, a distance of 185.90 feet to a point for corner, being the Southwest corner of a tract of land conveyed to Joshua Merritt and Deana Merritt, as recorded in Instrument No. D218110440, of the Deed Records of Tarrant County, Texas, from which an "X" found for reference bears South 65 degrees 01 minutes 40 seconds East, a distance of 1.12 feet;

THENCE North 89 degrees 39 minutes 42 seconds East, a distance of 231.68 feet to a 5/8 inch yellow-capped iron rod found for corner, being the Northwest corner of lot 2, block 2, of said Fresh Meadows Estates;

THENCE South 00 degrees 31 minutes 30 seconds East, a distance of 191.72 feet to the PLACE OF BEGINNING and containing 1.02 acres of land.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE. BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
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 TC PLANNING AND DESIGN GROUP THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
Date: 04/30/2021
G. F. No.: -
Job no.: 109024
Drawn by: CR
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 TC PLANNING AND DESIGN GROUP

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" YELLOW-CAPPED IRON ROD SET FOR CORNER
□	POINT FOR CORNER
□	FOUND "X"
○	5/8" YELLOW-CAPPED IRON ROD FOUND
○	PK NAIL FOUND
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	GUY-WIRE
○	ELECTRIC
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE

(UNLESS OTHERWISE NOTED)

