



METES AND BOUNDS DESCRIPTION
0.7670 ACRE COMMERCIAL TRACT
IN THE OZIAH RUMFIELD SURVEY, A-1365, AND
THE DAVID MOSES SURVEY, A-1150
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ALL THAT CERTAIN 0.7670 OF AN ACRE OF LAND, OUT OF THE 9.241 ACRE TRACT DESCRIBED IN THE DEED TO XTO ENERGY INC., RECORDED IN DOCUMENT NUMBER D208311503 IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), IN THE OZIAH RUMFIELD SURVEY, A-1365, AND THE DAVID MOSES SURVEY, A-1150, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE)

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE WEST CORNER OF THE SOUTHWEST RIGHT-OF-WAY CUTBACK LINE, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID RUMFIELD ROAD (60' R.O.W.), AND THE WEST RIGHT-OF-WAY LINE OF PRECINCT LINE ROAD (R.O.W. VARIES);

THENCE SOUTH 45°32'32" EAST - 19.76' ALONG THE SAID SOUTHWEST RIGHT-OF-WAY CUTBACK LINE, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE SOUTH CORNER OF SAID SOUTHWEST RIGHT-OF-WAY CUTBACK LINE;

THENCE SOUTH 05°56'33" EAST - 10.31' ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°26'28" EAST - 238.85' ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD, TO THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44°21'15" WEST - 14.19' TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°08'58" WEST - 114.36' TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°32'34" WEST - 156.53' TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03°42'16" EAST - 117.97' TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID RUMFIELD ROAD, WHICH IS A POINT ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°58'07", A RADIUS OF 835.00', AND A CHORD BEARING AND DISTANCE OF SOUTH 89°53'20" EAST - 14.12';

THENCE ALONG SAID CURVE TO THE LEFT, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RUMFIELD ROAD, AN ARC LENGTH OF 14.12' TO 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" FOUND FOR THE END OF CURVE;

THENCE NORTH 89°37'35" EAST - 87.01' ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RUMFIELD ROAD, TO THE POINT OF BEGINNING AND CONTAINING 0.7670 OF AN ACRE OF LAND.

PLANNED DEVELOPMENT
RUMFIELD ESTATES ADDITION
1 COMMERCIAL LOT
EXISTING LEGAL DESCRIPTION:
TRACT 1, ABSTRACT 1150, DAVID MOSES SURVEY
TRACT 1B, ABSTRACT 1365, OZIAH RUMFIELD SURVEY
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS
CURRENT ZONING: C-1
PROPOSED ZONING: C-1PD
CASE *ZC 2021-XX

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., #100
NORTH RICHLAND HILLS, TX 76182
(817) 268-0408
FAX (817) 284-8408

OWNER:
XTO ENERGY, INC
110 W. 7TH STREET
FORT WORTH, TX 76102

THE CITY LIMIT BOUNDARY DOES NOT REPRESENT AN ON THE GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF THE CITY LIMIT BOUNDARY USING VARIOUS OFFICIAL AND UNOFFICIAL SOURCES