

6832 Walter Street

Being a tract of land situated in the Tandy K. Martin Survey, Abstract No. 1055, Tarrant County, Texas, same being a tract of land conveyed to Paul M. Brackney and spouse, Eddie Sue Brackney, by deed recorded in Instrument Number D215152485, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 2, of Cliff Addition, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D211150335, Map Records of Tarrant County, Texas, and lying on the South line of Walter Road (60 foot right-of-way);

THENCE North 88 degrees 31 minutes 50 seconds East, along the said South line of Walter Road, a distance of 311.26 feet to a 1/2 inch iron rod found for corner, said corner being lying on the West line of Lot 2, of Dawn King Addition, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-M, Page 105, Map Records of Tarrant County, Texas;

THENCE South 00 degrees 50 minutes 15 seconds East, along the said West line of Lot 2, of Dawn King Addition, a distance of 287.82 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Lot 1, of said Dawn King Addition; and lying on the North line of a tract of land conveyed to David Wayne Sauerwein & Ginna Potter Sauerwein, trustees of the David & Ginna Sauerwein Family Trust, by deed recorded in Instrument Number D224087851, Official Public Records of Tarrant County, Texas, from which a 5/8 inch iron rod found bears South 00 degrees 50 minutes 15 seconds East a distance of 0.26 feet for witness;

THENCE South 88 degrees 31 minutes 50 seconds West, along the said North line of The David & Ginna Sauerwein Family Trust tract, passing at a distance of 198.72 feet to a 1/2 inch iron rod found on-line for corner, said corner being the Northwest corner of said David & Ginna Sauerwein Family Trust tract, and being the Northeast corner of a tract of land conveyed to Eric R. Anderson, et ux Kimberly P. Anderson, by deed recorded in Instrument Number D199123105, Official Public Records of Tarrant County, Texas, and continuing a total distance of 311.26 feet to a point for corner, said corner lying on the North line of said Anderson tract, and being the Southeast corner of Lot 3, of said Cliff Addition, from which a fence post found bears North 51 degrees 33 minutes 09 seconds East a distance of 1.24 feet for witness;

THENCE North 00 degrees 50 minutes 15 seconds West, along the East line of said Lot 3, of Cliff Addition, a distance of 287.82 feet to the POINT OF BEGINNING and containing 89,580 square feet or 2.1 acres of land.

SURVEYOR'S CERTIFICATE

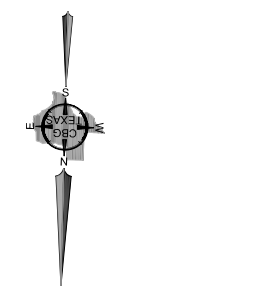
The undersigned Registered Professional Land Surveyor hereby certifies to the Client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 24th day of September, 2024

Abel P. Stendahl
 Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTES:
 1. BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
 2. THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
⊙	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊠	"X" FOUND / SET
⊞	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
///	COVERED PORCH, DECK OR CARPORT
▭	CONCRETE PAVING
□	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	9/24/2024	2415299	N/A	CAJ

METES AND BOUNDS
 TANDY K. MARTIN SURVEY, ABSTRACT NO. 1055
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 6832 WALTER STREET

NOTE: According to the F.I.R.M. in Map No. 48439C0205L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.