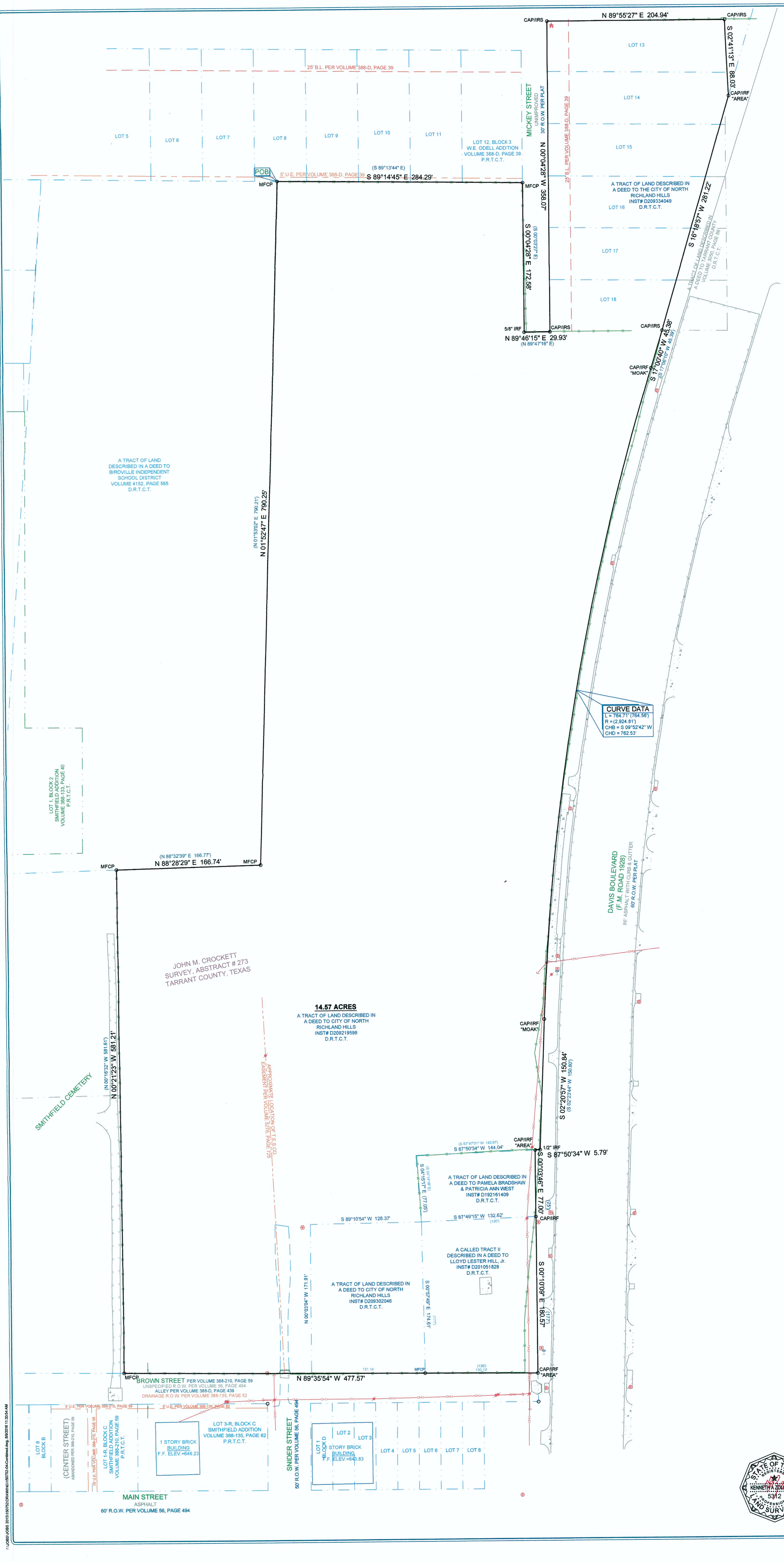

6701 DAVIS BOULEVARD - 14.57 ACRES

DESCRIPTION FOR A TRACT OF LAND in the JOHN M. CROCKET SURVEY, Abstract Number 273, North Richland Hills, Tarrant County, Texas, and being that tract described in a deed to the City of North Richland Hills, recorded in Clerk's File Number D209210598, Deed Records, Tarrant County, Texas; Together with that tract of land described in the deed to the City of North Richland Hills, as recorded in Instrument Number D209302046, Deed Records, Tarrant County, Texas; Together with that tract of land described in a deed to Pamela Bradshaw and Patricia Ann West, Instrument Number D192161409, Deed Records, Tarrant County, Texas; Together with that tract of land described in a deed to Lloyd Lester Hill, Jr., Instrument Number D201051828, Deed Records, Tarrant County, Texas;

Also together with Lots 13, 14, 15, 16, 17, and 18, Block 3, of W.E. Odell Addition to Smithfield (now in North Richland Hills), Tarrant County, Texas, according to the plat thereof recorded in Volume 388-D, Page 39, of the Plat Records, of Tarrant County, Texas; Save and Except from said lots that portion described in a deed to Tarrant County, recorded in Volume 3050, Page 86, Deed Records, Tarrant County, Texas, and being described as one (1) tract by metes and bounds as follows:

BEGINNING at a metal fence corner post for the most Northerly Northwest corner of said City of North Richland Hills tract in Instrument Number D209219598, for the Northeast corner of a tract of land described in a deed to Birdville Independent School District, recorded in Volume 4152, Page 565, Deed Records, Tarrant County, Texas, said pin lying in the South line of Block 3, of said W.E. Odell Addition;

THENCE South 89 degrees 14 minutes 45 seconds East, along the South line of Block 3, a distance of 284.29 feet to a metal fence corner post in the west line of Mickey Street;

THENCE South 00 degrees 04 minutes 28 seconds East, along the West line of Mickey Street, a distance of 172.58 feet to a 5/8" iron pin found at the end of Mickey Street;

THENCE North 89 degrees 46 minutes 15 seconds East, along the South line of Mickey Street, a distance of 29.93 feet to a capped iron rod stamped "KAZ" set for the southwest corner of said Lot 18, Block 3;

THENCE North 00 degrees 04 minutes 28 seconds West, along the East line of Mickey Street, a distance of 358.07 feet to a capped iron rod stamped "KAZ" set for the northwest corner of said Lot 13, Block 3;

THENCE North 89 degrees 55 minutes 27 seconds East at a distance of 204.91 feet to a capped iron rod stamped "KAZ" set for the northeast corner of Lot 13;

THENCE South 02 degrees 41 minutes 13 seconds East, along the East line of Lots 13 and 14 in said Block 3, a distance of 88.03 feet, to a ½" iron pin set with yellow cap marked, "AREA SURVEYING" in the west line of Davis Boulevard (Farm to Market Road 1928) for the most Northerly corner of said Tarrant County tract;

THENCE along the West line of Davis Boulevard, the following courses and distances:

South 16 degrees 18 minutes 57 seconds West a distance of 281.21 feet to a capped iron rod stamped "KAZ" set in the South line of Lot 18 for the Southwest corner of said Tarrant County tract;

South 17 degrees 00 minutes 40 seconds West a distance of 45.39 feet to a ½" iron pin found with cap marked "MOAK SURV INC" at the beginning of a curve to the left having a radius of 2924.81 feet, and a chord bearing and distance of South 09 degrees 52 minutes 42 seconds West, 762.53 feet;

Along said curve an arc distance of 764.71 feet to a capped iron rod stamped "MOAK" found;

THENCE South 02 degrees 20 minutes 57 seconds West a distance of 150.84 feet to a 1/2" iron pin found with yellow cap marked, "AREA SURVEYING" for corner;

THENCE South 87 degrees 50 minutes 34 seconds West along and near a fence a distance of 5.79 feet to a capped iron rod stamped "KAZ" set for the Northeast corner of said Bradshaw & West Tract;

THENCE South 00 degrees 03 minutes 46 seconds East with the East line of said Bradshaw & West Tract, a distance of 77.00 feet to an iron rod stamped "AREA" found for Southeast corner thereof and the Northeast corner of said Hill Tract;

THENCE South 00 degrees 10 minutes 09 seconds East with the East line of said Hill Tract, a distance of 180.57 feet to an iron rod stamped "AREA" found for the Southeast corner thereof, in the North line of Brown Street;

THENCE North 89 degrees 35 minutes 54 seconds West with said common line a distance of 477.57 feet to a two inch (2") inside diameter steel fence post for the most Southerly Southwest corner of said City of North Richland Hills tract(Instrument Number D209219598);

THENCE along the West line of said City of North Richland Hills tract (D209219598) the following courses and distances:

North 00 degree 21 minutes 23 seconds West a distance of 581.21 feet to chain-link fence post in the South line of said Birdville ISD tract;

THENCE North 88 degrees 28 minutes 29 seconds East a distance of 166.74 feet to a chain-link fence post for the Southeast corner of said Birdville ISD tract;

THENCE North 01 degree 52 minutes 47 seconds East, along the East line of said Birdville ISD tract, a distance of 790.25 feet to the PLACE OF BEGINNING and enclosing 14.57 acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of North Richland Hills, Community Number 480607 effective date 9-25-2009 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 205 K of said map.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

NOTE: The location of underground utilities shown hereon are approximate. No excavation performed.

NOTE: This survey is certified to Wilson & Stonaker, LLC., First Western Title, Three S&W, LLC, and the City of North Richland Hills.

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 9-29-2015. There are no visible or apparent intrusions or protrusions except as shown hereon.

NOTE: Only the following easements supplied to me by Wilson & Stonaker have been reviewed and addressed as follows:

Volume 1296, Page 556 Easement to Texas Electric Service Company; does affect by rights of Ingress & Egress

Volume 1296, Page 557 Easement to Texas Electric Service Company; does affect by rights of Ingress & Egress

Volume 5276, Page 725 Easement to Texas Electric Service Company; does affect as shown

LEGEND

- = POWER POLE
- = FIRE HYDRANT
- = WATER VALVE
- = GUY WIRE
- = WATER METER
- = STORM DRAIN MANHOLE
- = BURIED CABLE SIGN
- = TRAFFIC SIGNAL CONTROLS
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- F.F. = FINISHED FLOOR
- IRF = IRON ROD FOUND
- CAP/IRF = CAPPED IRON ROD FOUND
- CAP/IRS = CAPPED IRON ROD SET
- MFCP = METAL FENCE CORNER POST
- WFCP = WOOD FENCE CORNER POST
- CM = CONTROLING MONUMENT
- ( ) = PLAT OR DEED CALL
- POB = POINT OF BEGINNING
- = CHAIN LINK FENCE
- = WIRE FENCE
- OHU = OVER-HEAD UTILITIES
- = ASPHALT
- = CONCRETE

STATE OF TEXAS REGISTERED KENNETH A ZOLLINGER 5312 PROFESSIONAL LAND SURVEYOR 8-9-16

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150752-04-Com
DRAWN BY: HCI
DATE: 8-4-2016
R.P.L.S.
KENNETH A. ZOLLINGER

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