

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 8008 VALLEY DRIVE, in the city of NORTH RICHLAND HILLS Texas.

BEING all that certain lot, tract or parcel of land situated in the Stephen Richardson Survey, Abstract No. 1266, Tarrant County, Texas, being a tract of land described in deed to Troy E. Hudson and wife Vicky K. Hudson, recorded under Document No. R-20516206, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

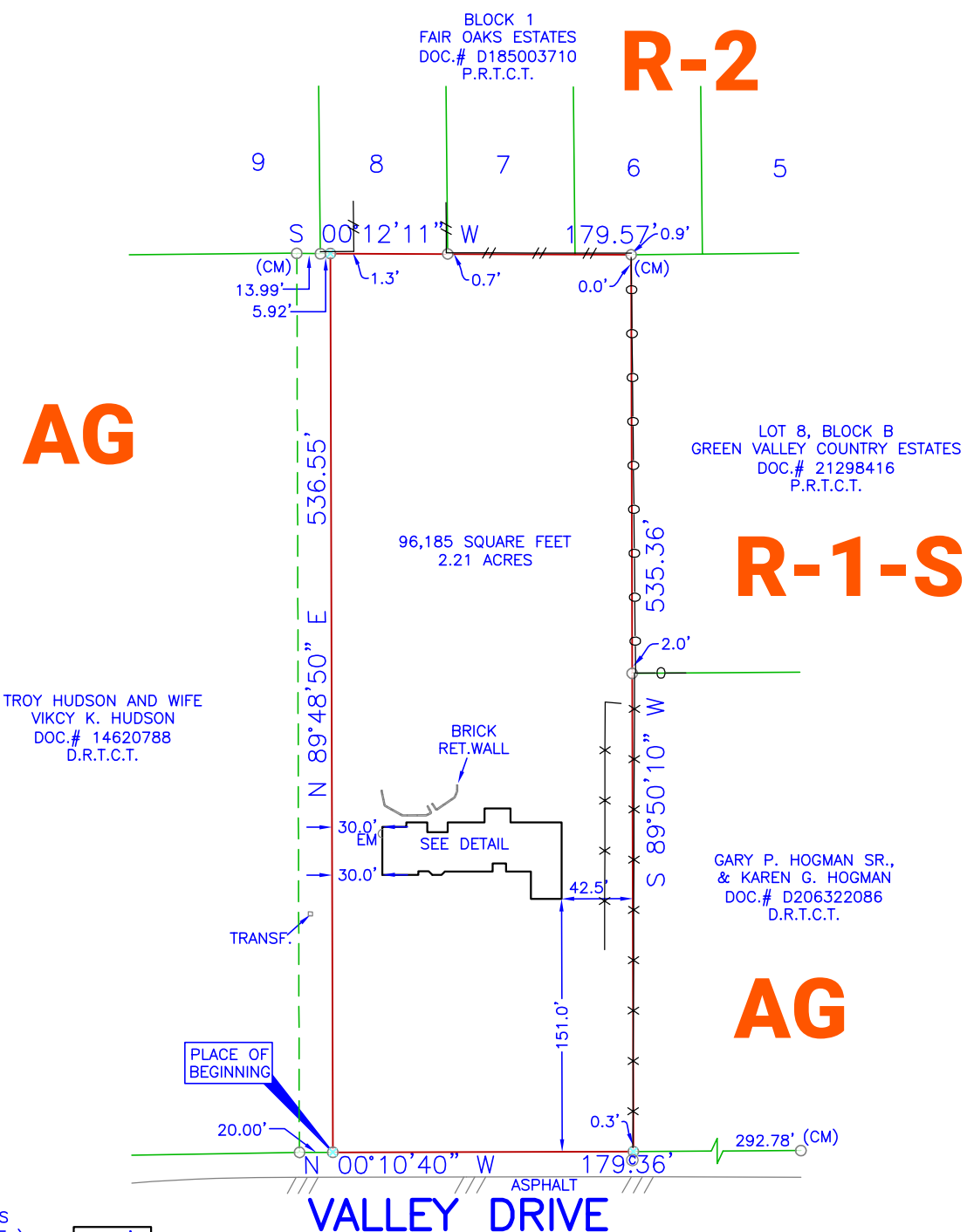
BEGINNING at a 1/2 inch yellow-capped iron rod set for corner in the East line of Valley Drive, at the Southwest corner of a tract of land described in deed to Troy Hudson and wife Vicky K. Hudson, recorded under Document No. 14620788 (D.R.T.C.T.), being the Northwest corner of said Troy E. Hudson and wife Vicky K. Hudson (Doc.# R-20516206);

THENCE North 89 deg. 48 min. 50 sec. East, a distance of 536.67 feet to a 1/2 inch yellow-capped iron rod set for corner in the West line of Lot 9, Block 1, Fair Oaks Estates, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D185003710 (D.R.T.C.T.), at the Southeast corner of said Hudson tract (Doc.# 14620788);

THENCE South 00 deg. 12 min. 11 sec. West, a distance of 179.57 feet to a 1/2 inch iron rod found for corner in the West line of Lot 6 of said Block 1, at the Northeast corner of Lot 8, Block B, Green Valley Country Estates, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded under Document No. 21298416 (D.R.T.C.T.);

THENCE South 89 deg. 50 min. 10 sec. West, a distance of 535.36 feet to 1/2 inch yellow-capped iron rod set for corner in the said East line, at the Northwest corner of a tract of land described in deed to Gary P. Hogman Sr. and Karen G. Hogman, recorded under Document No. D206322086 (D.R.T.C.T.);

THENCE North 00 deg. 10 min. 40 sec. West, a distance of 179.36 feet to the PLACE OF BEGINNING and containing 96.185 square feet or 2.21 acres of land.



TROY HUDSON AND WIFE
VIKCY K. HUDSON
DOC.# 14620788
D.R.T.C.T.

GARY P. HOGMAN SR.,
& KAREN G. HOGMAN
DOC.# D206322086
D.R.T.C.T.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 4555, PG. 552; VOL. 4235, PG. 579;
VOL. 5834, PG. 925;
BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM. NORTH
CENTRAL ZONE

ACCEPTED BY: _____

CM'S SHOWN HEREON ARE BASIS
FOR DIRECTIONAL CONTROL

TEXAS TITLE

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 TEXAS TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 100'
Date: 08-10-2021
G. F. No.: 2112923-140
Job no.: 202108147
Drawn by: BM
UPDATE: 08-20-2021
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 TEXAS TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" YELLOW-CAPPED IRON ROD SET
□	SET 'X'
□	FOUND 'X'
○	5/8" IRON ROD FOUND
○	PK NAIL FOUND
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	WATER VALVE
○	ELECTRIC
○	POOL EQUIP
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	(UNLESS OTHERWISE NOTED)

