

R-1-S

KIRK LANE

PLACE OF BEGINNING

S 89°38'57" E 200.00'

ASPHALT

OHPI OHPI OHPI OHPI OHPI OHPI

(CM) 264.95'

0.5'

0.4'

75.1'

0.6'

BRICK
RET.
WALL

OHSL

25.6' 4.2'

29.8'

4.2'

19.1'

EM

63.3'

AC

34.2'

25.0'

4.4'

18.8'

4.4'

14.1'

21.7'

316.70'

0.0'

0.1'

S 00°03'57" E

316.70'

R-1-S

LOT 5, BLOCK 1
TAYLOR'S PLACE
C.F. NO. D212133805

AG

63,338 sq. ft.
1.45 acres

CHARLES V. PALACHEK, JR.
AND WIFE,
VIVIAN PALACHEK
VOL. 3856, PG. 552

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(CM)
NW CORNER OF
LOT 10, BLOCK 1
TAYLOR'S PLACE
C.F. NO. D212210658

S 80°54'10" W 115.95'

0.7'

18.86'

N 89°38'57" W 200.00'

LOT 1, BLOCK 1
LY ADDITION
CAB. A, SL. 5935

LOT 1, BLOCK 1
REAVES ADDITION
CAB. A, SL. 11393

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BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS
STATE PLANE COORDINATE SYSTEM, NORTH
CENTRAL ZONE

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

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. 8900 KIRK LANE, in TARRANT COUNTY, Texas.

Being all that certain lot, tract or parcel of land situated in the S. Richardson Survey, Abstract No. 1266, in Tarrant County, Texas, being the same land described in deed to MPN Services LLC., recorded in Instrument No. D221038654, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the South line of Kirk Lane, at the Northwest corner of a tract of land described in deed to Charles V. Palachek, Jr. and wife, Vivian Palachek, recorded in Volume 3856, Page 552 (D.R.T.C.T.) and at the Northeast corner of said MPN Services LLC tract;

THENCE South 00 degrees 03 minutes 57 seconds East, a distance of 316.70 feet to a 1/2 inch yellow capped iron rod set for corner in the North line of Lot 1, Block 1 of Reaves Addition, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 11393, Plat Records, Tarrant County, Texas (P.R.T.C.T.), at the Southwest corner of said Palachek tract;

THENCE North 89 degrees 38 minutes 57 seconds West, a distance of 200.00 feet to a 1/2 inch yellow capped iron rod set for corner in the East line of Lot 5, Block 1 of Taylor's Place, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Clerk's File No. D212133805 (P.R.T.C.T.), at the Northwest corner of Lot 1, Block 1 of Ly Addition, an Addition to Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 5935 (D.R.T.C.T.);

THENCE North 00 degrees 03 minutes 57 seconds West, a distance of 316.70 feet to a 1/2 inch yellow capped iron rod set for corner in the said South line of Kirk Lane, at the Northeast corner of said Lot 5;

THENCE South 89 degrees 38 minutes 57 seconds East, with the said South line of Kirk Lane, a distance of 200.00 feet to the PLACE OF BEGINNING and containing 63,338 square feet or 1.45 acres of land.

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

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 N/A

Scale: 1" = 50'

Date: 05/27/2022

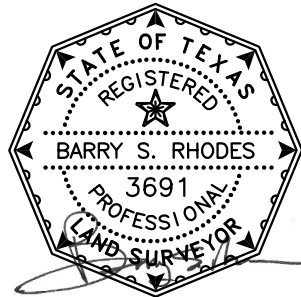
G. F. No.: N/A

Job no.: 202205629

Drawn by: CMR

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
BEN LOIBL

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
CM	RESIDENCE
MRD	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	MONUMENTS OF RECORD DIGNITY
1/2" YELLOW-CAPPED IRON ROD SET	FOUND 'X'
3/8" IRON ROD FOUND	FOUND 'X'
5/8" IRON ROD FOUND	FOUND 'X'
PK NAIL FOUND	FOUND 'X'
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



SURVEY PLAT