

## Property Description

Being a tract of land out of the W.C. Newton Survey, Abstract No. 1182 and the Stephen Richardson Survey, Abstract No. 1266 in North Richland Hills, Tarrant County, Texas, being described in deed to Coude Partners, Ltd., recorded in D205166607, Deed Records, Tarrant County, Texas and being more particularly described as follows:

Beginning at a State Highway Monument in the current West right-of-way line of Precinct Line Road for the Northeast corner of tract being described herein and also being the Southeast corner of a tract of land described in deed to Beaten Path Development, LLC, recorded in D216217245, Deed Records, Tarrant County, Texas:

Thence SOUTH along the west right-of-way line of said Precinct Line Road for a distance of 180.20 feet to a State Highway Wonument;

Thence South 89 degrees 43 minutes West for a distance of 677.80 feet to a 4 inch by 6 inch fence corner post;

Thence North 00 degrees 07 minutes West along a fence for a distance of 177.83 feet to a 1/4 inch iron found for a conner;

NOTE:
This document was prepared under 22TAC 663.21 does not reflect the results of an on the ground survey, and is not to be used convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

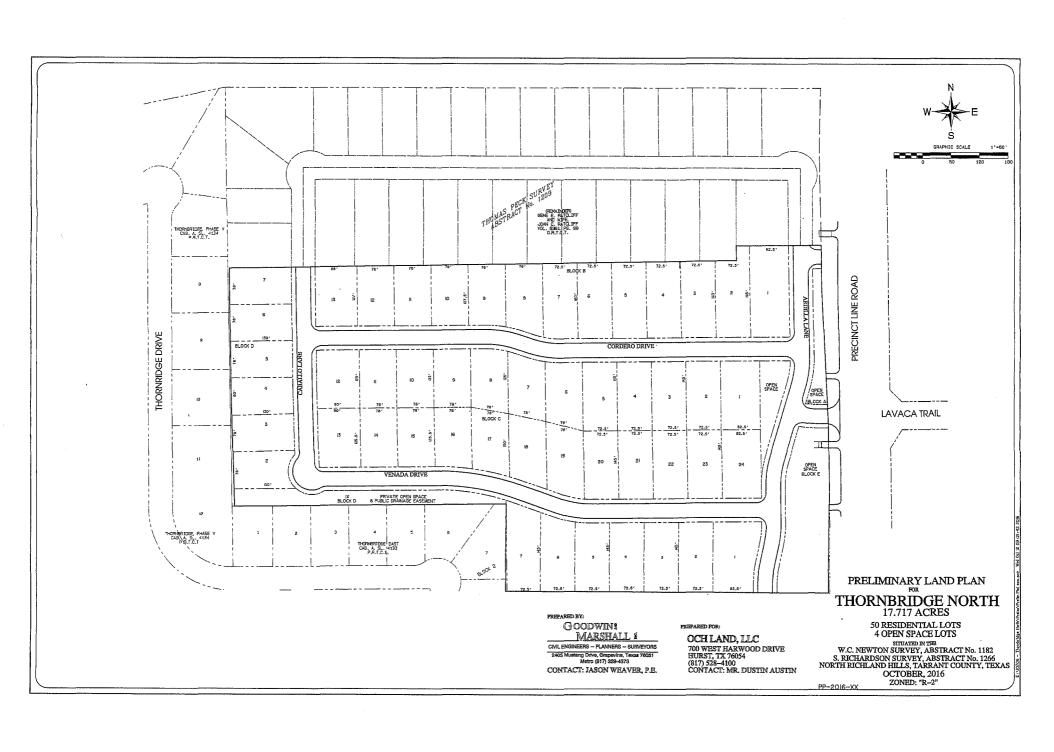


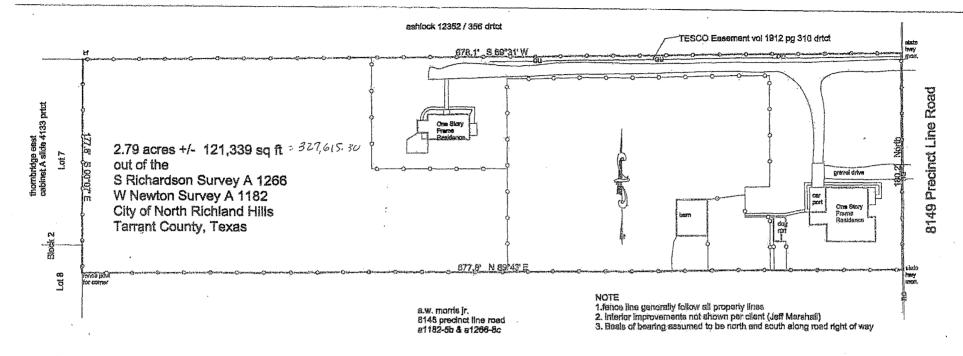
PREPARED BY:

GOODWIN MARSHALL S

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS 2405 Mustang Drive, Grapevine, Texas 76051 Metro (817) 329-4373 TBPE REGISTRATION # F-2944 TBPLS # 10021700

ZONING EXHIBIT 2.79 ACRES SITUATED IN THE W.C. NEWTON SURVEY, ABSTRACT No. 1182 S. RICHARDSON SURVEY, ABSTRACT No. 1266 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS





ADDRESS: 8149 Precinct Line Road PROPERTY DESCRIPTION:

Being a portion of land out of the W. C. Newton Survey Abstract No. 1182 and the Stephen Richerdson Survey Abstract No. 1266 in North Richland Hills, Tarrent County, Texas and being more particularly described as follows: Beginning at a State Highway Monument in the current West right-of-way line of Precinct Line Road for the Northeast corner of the tract being described herein and also being the Southeast corner of a previously described tract of land to Kenneth and wife, Judith Ashlock in deed dated April 30, 1996 and recorded in Volume 12352, Page 356, Deed Records, Terrant County, Texas:

Thence South 99 degrees 31 minutes West generally along a fence line for a distance of 678.1 feet to a 1/4 inch iron found for a comer:

Thence South 00 degrees 07 minutes East along a fence for a distance of 177.8 feet to a 4 inch by 6 inch fence corner post

Thence North 89 degrees 43 minutes East, 677.8 feet to a State Highway Monument in the West right-of-way line of Precinct Line Road;

Thence North along said right-of-way for a distance of 180.2 feet to the point of beginning and combining 121,339 square fact or 2.79 acres of land more or less.

NOTE: According to the FIRM Flood Insurance Rate Map #48438C0189 H, dated August 2, 1995, for Tarrent County, this property is NOT in the 100 year flood area and iS in Zone X. Zone X is defined by the Map Legend as: Areas determined to be outside 500-year flood plain

1, Flandy S. Gregory, Registered Professional Land Surveyor, hereby certify to Seller(e), Purchaser(e) (or borrowers), Lender(e), Reunison National Title Agency, Inc., and its Underwriter that this survey was made on the ground under my supervision and (i) correctly shows the boundary lines and dimensions and sree of land indicated hereon and (ii) correctly shows the location of all buildings, structures and other improvements and visible flems on the subject property, and (iii) correctly shows the location of all alleys, streets, roads, rights-of-way, essentiants and other metters of record which affect the subject property according to the logal description in guich consonrants and other matters (with instrument volume and page number indicated). The undersigned further certifies that except see shown hereon, there are no visible discrepancies, conflicts, experiences in area, boundary line conflicts, encronchments, overlapping of improvements, equippints of way, and the subject properly has eccess to and from a dedicated reserving.

Randy Gregory R.P.L.S. \$4921 May 18, 2005 Scale 1" = 50" Survey # 102159 (c) 2005 Randy Gragory Surveying. All rights: Randy Gregory Surveying 7704 Precinct Line Road Hurst, Texas 76054 817 656-0610 817 577-9436 FAX

The Gull Pipetine Eastment in volume 050 page 331 straighted to Continuated Pipetine in volume 3058 page 295 is a bianted contempt, however no evidence was found that the pipetine actually processe this property. The TESCO absorbed in Volume 1209 page 272 and volume 220 y page 100 cited do not effect this property.

The Tesca Dissipation of the properties described in Volume 1200 page 2020 does not affect the property.