PROPERTY DESCRIPTION

BEING A TRACT SITUATED IN BLOCKS 34 AND 35, OF THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT 1375, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO W. A. GAYLE AS RECORDED IN VOLUME 1930, PAGE 122, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2 INCH IRON ROD FOUND IN THE CENTER OF RENDON ROAD (A 80 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF THE REMAINDER OF A TRACT CONVEYED TO JOSEPH B. SPRADLEY, SR., AS RECORDED IN VOLUME 6599, PAGE 198, D.R.T.C.T.;

THENCE N 01° 27'00"W, ALONG A FENCE AND THE EAST LINE OF SAID SPRADLEY SR. TRACT, AT 30.00 FEET PASSING A 1/2 INCH IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF SAID RENDON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 298.60 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE S 01° 27'00"E, GENERALLY WITH A FENCE, 184.00 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE N 89° 24'30"E, ALONG A FENCE, 298.20 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE S 02° 34'00"E, ALONG A FENCE, 161.90 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE N 66° 16'00"E, ALONG A FENCE, 289.00 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE N 24° 03'00"W, ALONG A FENCE, 99.80 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE N 68° 41'45"E, ALONG A FENCE, PASSING THE SOUTHEAST CORNER OF SAID SPRADLEY SR. TRACT AND CONTINUING ALONG THE SOUTH LINE OF A TRACT CONVEYED TO MARK HAYES, AS RECORDED IN VOLUME 8422, PAGE 168, D.R.T.C.T., 574.30 FEET TO THE SOUTHEAST CORNER OF SAID HAYES TRACT, A 5/8 INCH IRON ROD SET;

THENCE N 02° 32'30"E, ALONG A FENCE AND THE EAST LINE OF SAID HAYES TRACT, AT 338.6 FEET PASSING THE NORTHWEST CORNER OF SAID HAYES TRACT AND CONTINUING ALONG THE EAST LINE OF A TRACT CONVEYED TO JOSEPH SPRADLEY, JR. AS RECORDED IN VOLUME 6773, PAGE 678, D.R.T.C.T., 725.90 FEET TO AN 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT CONVEYED TO A. B. COGDELL AS RECORDED IN VOLUME 4868, PAGE 840, D.R.T.C.T.;

THENCE N 89° 56'00"E, GENERALLY ALONG A FENCE AND THE SAID SOUTH LINE OF COGDELL TRACT, AND THE SOUTH LINE OF A TRACT CONVEYED TO O. M. RANDOLPH AS RECORDED IN VOLUME 10086, PAGE 1887, D.R.T.C.T., 936.00 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE S 03° 00'00"E, 158.00 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE S 00° 27'00"E, ALONG A FENCE, 351.64 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE S 01° 08'00"W, ALONG A FENCE, 557.70 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO D. T. SIEBENHAUSEN AS RECORDED IN VOLUME 8048, PAGE 2034, D.R.T.C.T., AN 1/2 INCH IRON ROD FOUND;

THENCE S 89° 15'30"W, GENERALLY ALONG A FENCE AND THE NORTH LINE OF SAID SIEBENHAUSEN TRACT, 843.74 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE S 54° 53'00"W, 442.18 FEET TO A NORTH LINE LINE OF A TRACT CONVEYED TO F.D. ICENHOWER AS RECORDED IN VOLUME 9490, PAGE 454, AN 1/2 INCH IRON ROD FOUND;

THENCE S 89° 29'00"W, ALONG SAID NORTH LINE OF ICENHOWER TRACT AND A FENCE, 565.00 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE S 87° 14'00"W, 122.12 FEET TO AN 1/2 INCH IRON ROD FOUND;

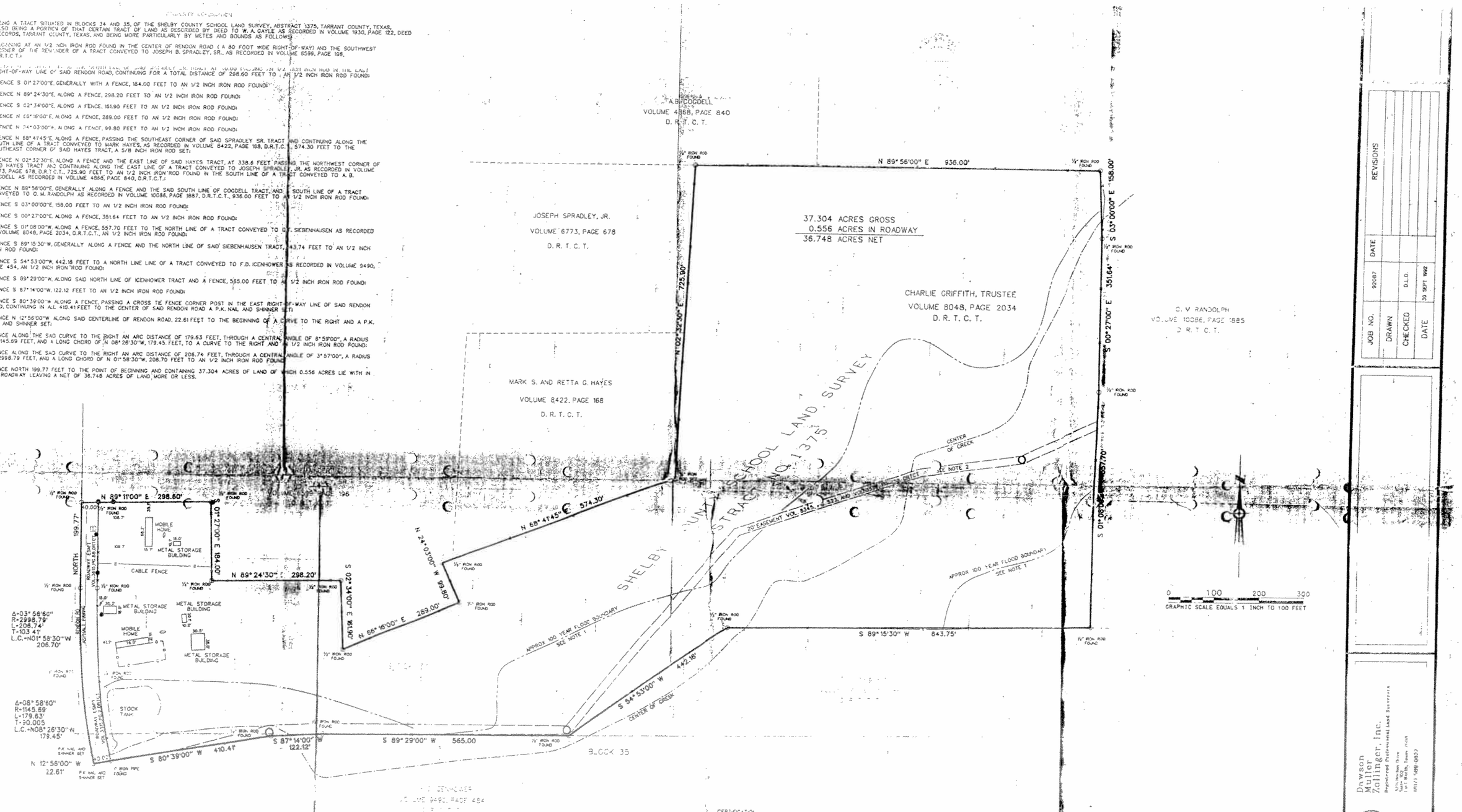
THENCE S 80° 39'00"W ALONG A FENCE, PASSING A CROSS TIE FENCE CORNER POST IN THE EAST RIGHT-OF-WAY LINE OF SAID RENDON ROAD, CONTINUING IN ALL 410.41 FEET TO THE CENTER OF SAID RENDON ROAD A P.K. NAIL AND SHINNER SET;

THENCE N 12° 56'00"W ALONG SAID CENTERLINE OF RENDON ROAD, 22.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND A P.K. NAIL AND SHINNER SET;

THENCE ALONG THE SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 179.63 FEET, THROUGH A CENTRAL ANGLE OF 8° 59'00", A RADIUS OF 1145.69 FEET, AND A LONG CHORD OF N 08° 26'30"W, 179.45 FEET, TO A CURVE TO THE RIGHT AND A 1/2 INCH IRON ROD FOUND;

THENCE ALONG THE SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 206.74 FEET, THROUGH A CENTRAL ANGLE OF 3° 57'00", A RADIUS OF 2998.79 FEET, AND A LONG CHORD OF N 01° 58'30"W, 206.70 FEET TO AN 1/2 INCH IRON ROD FOUND;

THENCE NORTH 199.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.304 ACRES OF LAND OF WHICH 0.556 ACRES LIE WITH IN THE ROADWAY LEAVING A NET OF 36.748 ACRES OF LAND, MORE OR LESS.



NOTES

1. THE 100 YEAR FLOOD LIMIT LINES SHOWN HEREON ARE DERIVED BY SCALE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBERS 480582 0230 B, EFFECTIVE DATE: AUGUST 4, 1987, AND 480582 0285 B, EFFECTIVE DATE: AUGUST 4, 1987, AND DOES NOT REPRESENT AN ON THE GROUND DETERMINATION OF THE ACTUAL FLOOD LIMIT.
2. THE 20 FOOT EASEMENTS RECORDED IN VOLUME 8345, PAGE 323, DRTCT, AND VOLUME 8377, PAGE 130, DRTCT, DESCRIBE THE PARCEL OF LAND.
3. THE EASEMENT TO TEXAS ELECTRIC SERVICE COMPANY RECORDED IN VOLUME 1328, PAGE 458, IS NOT LOCATABLE.
4. THE EASEMENT TO TEXAS ELECTRIC SERVICE COMPANY RECORDED IN VOLUME 7844, PAGE 386, IS NOT LOCATABLE.
5. BASIS OF BEARING USED IS FROM THE DEED RECORDED IN VOLUME 8048, PAGE 2034, DRTCT.

LEGEND

- POWER POLE
- MANHOLE
- TELEPHONE RISER
- BUTANE TANK
- WIRE FENCE
- CHAINLINK FENCE

CERTIFICATION

I, DAVID L. DAWSON, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION ON SEPTEMBER 28, 1992, AND THAT ALL CORNERS ARE AS SHOWN HEREON, (b) SHOWS THE LOCATION OF ALL VISIBLE IMPROVEMENTS, ROADWAYS, CREEKS, FENCES, EASEMENTS, AND RIGHTS-OF-WAY, ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND AND RIGHTS-OF-WAY REFERENCED TO THEIR RECORDING INFORMATION; (c) THERE ARE NO APPARENT DISCREPANCIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON; (d) A PORTION OF THE PROPERTY DOES LIE IN THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON; (e) SHOWS THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

DAVID L. DAWSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 4672

STATE OF TEXAS
REGISTERED
DAVID L. DAWSON
4672
PROFESSIONAL
LAND SURVEYOR

A BOUNDARY SURVEY OF

37.304 ACRES OF LAND

SITUATED IN BLOCKS 34, AND 35, OF THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 1375, TARRANT COUNTY, TEXAS

JOB NO.	92087
DRAWN	
CHECKED	D.L.D.
DATE	30 SEPT 1992

REVISIONS

	DATE

Dawson Mullter Zollinger, Inc.
Registered Professional Land Surveyors
3211 Jackson Drive
Suite 103
Fort Worth, Texas 76116
(817) 509-0822