



SURVEYOR CERTIFICATION

I hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Surveyed on the ground JULY 5, 2013
 Gary L. Clements, R. P. L. S. No. 4732

FIELD NOTES

BEING A 3.088 ACRE TRACT OF LAND SITUATED IN THE O. W. KNIGHT SURVEY, ABSTRACT NO. 899, TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO BILLY W. HAYES AND CAROLYN J. HAYES AS RECORDED IN VOLUME 6551, PAGE 938, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AND BEING THE SOUTHWEST CORNER OF THE HAYES TRACT;

THENCE NORTH ALONG THE WEST LINE OF THE SAID HAYES TRACT AND GENERALLY ALONG A FENCE, 717.91 FEET TO A 1 1/2 INCH IRON ROD FOUND;

THENCE N 03 48'31" E, WITH THE GENERAL LINE OF A FENCE, TO A 1 1/2 INCH IRON ROD FOUND WITH CAP THE NORTHEAST CORNER OF SAID HAYES TRACT AND BEING IN THE SOUTH LINE OF SOUTHLAKE BOULEVARD;

THENCE N 89 52'30" E, ALONG THE SAID SOUTH LINE OF SOUTHLAKE BOULEVARD, 161.06 FEET TO A 1 1/2 INCH IRON ROD (BENT) FOUND AND THE NORTHEAST CORNER OF THE SAID HAYES TRACT;

THENCE S 01 29'35" W, WITH THE GENERAL LINE OF A FENCE, 849.66 FEET TO A 1 1/2 INCH IRON ROD FOUND AND THE SOUTHEAST CORNER OF THE HAYES TRACT;

THENCE S 88 50'00" W, WITH THE GENERAL LINE OF A FENCE, 147.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.088 ACRES OF LAND MORE OR LESS.

ACCORDING TO FEMA/ U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY DOES APPEAR TO BE IN THE 100 YEAR FLOOD ZONE, ACCORDING TO COMMUNITY PANEL NUMBER 48439C 0085 K , DATED SEPT. 25, 2009

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY THAT A TITLE SEARCH MAY FIND.

GARY L. CLEMENTS

DRAWN glo	DATE 07/08/13	P.O. BOX 971 ALVARADO, TX 76009
APPROVED GLC	DATE	817-790-7528 817-228-0548
SCALE 1" = 100'	SHEET	PROJECT NO. 2013BILLY