

# NOTES

- 1) BEARING SOURCE North line of subject tract
- 2) Survey prepared with benefit of Title Commitment, G.S. No. 20120350, effective date DECEMBER 27, 2012.
- 3) The following easements DO AFFECT this tract: Vol. 1185, Pg. 180, G.S. 25.5 C.T.

WENSTY SPRINGER  
V. P.R.F.C.T.

DIRECTIONAL CONTROL LINE  
N 90°00'00"E 1113.13'

S 08°17'06"W 235.00'

DEBBY LYNN COLLINS  
V. P.R.F.C.T.

S 34°38'37"W 400.00'

N 00°06'10"W 1488.00'

S 05°12'34"W 927.50'

S 89°47'54"W 765.00'

COUNTY ROAD NO. 4605

ARTURO HERNANDEZ  
V. 987, P. 946  
L.R.F.C.T.

LEGEND	
⊙	POWER POLE
⊙	ANCHOR
⊙	ELEC. METER
⊙	GAS METER
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
⊙	WARNING SIGN
⊙	ELECTRIC TRANSFORMER

# DESCRIPTION

All of that certain lot, more or less, of land situated in the Bogalé-Miller Survey, Abstract No. 713 and the David Collins Survey, Abstract No. 179, Tarrant County, Texas, and being known as that tract of land described in a Deed to Deborah Lynn Collins, as recorded in Volume 216, Page 547 of the Land Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the base of a fence corner post at the Northwest corner of said Collins tract;

THENCE East (Directional Control Line) with the North line of said Collins tract and along a fence line, passing a 1" square rod found on the edge of County Road No. 4635 at a distance of 1106.11 feet and continuing for a total distance of 1113.13 feet to a point for corner in the center of said road at the Northeast corner of said Collins tract;

THENCE S. 08 deg. 17 min. 06 sec. W. along the centerline of said road, a distance of 235.00 feet to a point for corner at a turn in said road;

THENCE S. 34 deg. 38 min. 37 sec. W. along the centerline of said road, a distance of 400.00 feet to a point for corner at a turn in said road;

THENCE S. 05 deg. 12 min. 34 sec. W. along the centerline of said road, a distance of 927.50 feet to a 1/2" iron rod found for corner at the intersection of the centerline of County Road No. 4635 with the centerline of County Road No. 4605 at the Southeast corner of said Collins tract;

THENCE S. 89 deg. 47 min. 54 sec. W. along the centerline of County Road No. 4605, a distance of 765.00 feet to a point for corner at the Southwest corner of said Collins tract;

THENCE N. 00 deg. 06 min. 10 sec. W. with the West line of said Collins tract, passing a 1" pipe found at a fence corner post at a distance of 1488.00 feet and continuing along a fence line for a total distance of 1488.00 feet to the POINT OF BEGINNING and containing 30.30 acres of land more or less.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plot hereunto annexed is a true and correct representation of the land surveyed and that the lines and dimensions of said property being indicated by the plot, the improvements are within the boundaries of the property, and that there are no visible encroachments, encroachments, or other matters shown on the plot hereon.

David W. Fite, R.P.L.S. No. 5837

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