



LINE NO.	BEARING	LENGTH
L1	N92°16'57"E	301'
L2	N91°37'35"W	92.33'
L3	N91°28'51"W	23.19'
L4	N91°32'11"W	135.72'

FARM TO MARKET ROAD 730 NORTH
100' RIGHT-OF-WAY
ADJUSTED PARALLEL

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

CALLED 231 ACRES
ERENZO G. ROBERTS
DOCUMENT NO.
021511724

1.5950 ACRES
69,479 SQ. FT.

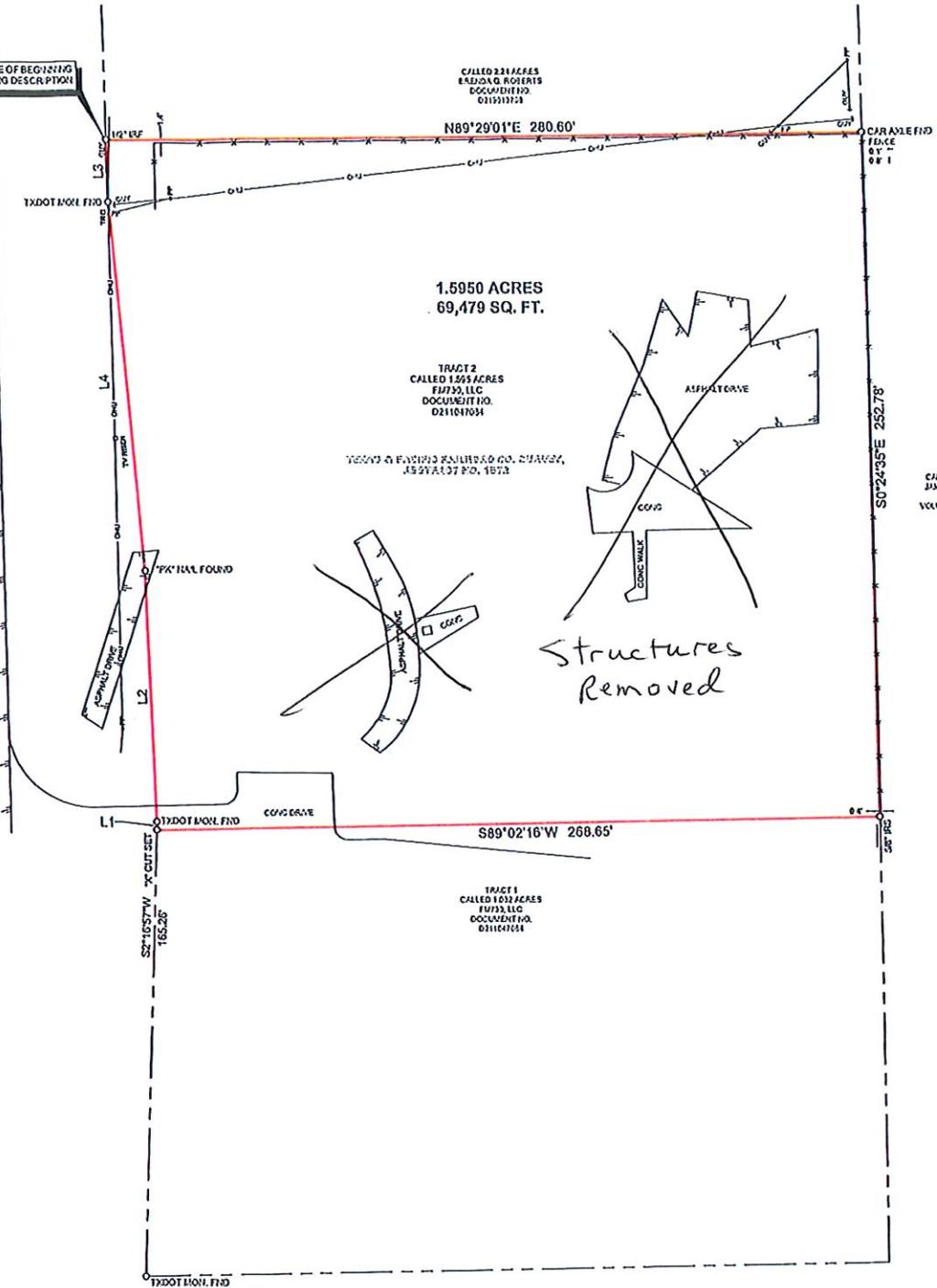
TRACT 2
CALLED 1.595 ACRES
FM730, LLC
DOCUMENT NO.
0211017034

TRACT 3
CALLED 1.595 ACRES
FM730, LLC
DOCUMENT NO.
0211017034

TRACT 1
CALLED 1.032 ACRES
FM730, LLC
DOCUMENT NO.
0211017034

CALLED 24.78 ACRES
JAMES R. HANEY AND
JOAN HANEY
VOLUME 6927, PAGE 883

Structures
Removed



LEGEND

1	IRON ROD	11	IRON ROD FOUND
2	WOODEN POST	12	WOODEN POST FOUND
3	WOODEN POST	13	WOODEN POST FOUND
4	WOODEN POST	14	WOODEN POST FOUND
5	WOODEN POST	15	WOODEN POST FOUND
6	WOODEN POST	16	WOODEN POST FOUND
7	WOODEN POST	17	WOODEN POST FOUND
8	WOODEN POST	18	WOODEN POST FOUND
9	WOODEN POST	19	WOODEN POST FOUND
10	WOODEN POST	20	WOODEN POST FOUND
21	WOODEN POST	22	WOODEN POST FOUND
23	WOODEN POST	24	WOODEN POST FOUND
25	WOODEN POST	26	WOODEN POST FOUND
27	WOODEN POST	28	WOODEN POST FOUND
29	WOODEN POST	30	WOODEN POST FOUND
31	WOODEN POST	32	WOODEN POST FOUND
33	WOODEN POST	34	WOODEN POST FOUND
35	WOODEN POST	36	WOODEN POST FOUND
37	WOODEN POST	38	WOODEN POST FOUND
39	WOODEN POST	40	WOODEN POST FOUND
41	WOODEN POST	42	WOODEN POST FOUND
43	WOODEN POST	44	WOODEN POST FOUND
45	WOODEN POST	46	WOODEN POST FOUND
47	WOODEN POST	48	WOODEN POST FOUND
49	WOODEN POST	50	WOODEN POST FOUND
51	WOODEN POST	52	WOODEN POST FOUND
53	WOODEN POST	54	WOODEN POST FOUND
55	WOODEN POST	56	WOODEN POST FOUND
57	WOODEN POST	58	WOODEN POST FOUND
59	WOODEN POST	60	WOODEN POST FOUND
61	WOODEN POST	62	WOODEN POST FOUND
63	WOODEN POST	64	WOODEN POST FOUND
65	WOODEN POST	66	WOODEN POST FOUND
67	WOODEN POST	68	WOODEN POST FOUND
69	WOODEN POST	70	WOODEN POST FOUND
71	WOODEN POST	72	WOODEN POST FOUND
73	WOODEN POST	74	WOODEN POST FOUND

PART OF THE TEXAS & PACIFIC RAILROAD COMPANY SURVEY, Abstract No. 1572, situated about 17.4 miles North 45° West of the courthouse in Fort Worth, the county seat of Tarrant County, Texas; embracing all of a called 1.595 acre tract of land described as Tract 2 in the deed to FM730, LLC as recorded in Document No. D211017034, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and Areas are surface.

BEGINNING at a 1/2" iron rod found (Northing: 7025574.42, Easting: 2761931.67) for the northeast corner of said 1.595 acre tract common to the southwest corner of a called 2.24 acre tract of land described in the deed to Brenda G. Roberts as recorded in Document No. D215013798 of said official public records and being on the east right-of-way line of Farm to Market No. 730 North (FM 730), a 100' wide right-of-way;

THENCE North 89°29'01" East, along the common line of said 1.595 acre tract and said 2.24 acre tract, a distance of 280.60 feet to a Car Atle Found for the common east corner of said 1.595 acre tract and said 2.24 acre tract and being on the west line of a called 34.79 acre tract of land described in the deed to James R. Haney and Joan Haney as recorded in Volume 6927, Page 883, Deed Records, Tarrant County, Texas;

THENCE South 0°24'35" East, along the common line of said 1.595 acre tract and said 34.79 acre tract, a distance of 252.78 feet to a 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the southeast corner of said 1.595 acre tract common to the northeast corner of a called 1.032 acre tract of land described in the said deed to FM730, LLC and being on said west line;

THENCE South 89°02'16" West, along the common line of said 1.595 acre tract and said 1.032 acre tract, a distance of 268.65 feet to an "X" Cut Set for the common west corner of said 1.595 acre tract and said 1.032 acre tract and being on the aforementioned east right-of-way line of FM 730, from which a TXDOT Monument Found for the southwest corner of said 1.032 acre tract bears South 02°16'57" West, a distance of 165.26 feet;

THENCE along the common line of said 1.595 acre tract and said east right-of-way line, the following courses and distances:

- North 2°16'57" East, a distance of 3.01 feet to a TXDOT Monument Found;
- North 1°37'35" West, a distance of 92.33 feet to a PK Nail Found;
- North 4°39'11" West, a distance of 136.72 feet to a TXDOT Monument Found;
- North 0°28'51" West, a distance of 23.19 feet to the POINT OF BEGINNING and containing 1.5950 acres or 69,479 square feet of land.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THIS PARCEL AND OF THE ADJACENT PARCELS. RECORD DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

SELLING A PORTION OF THIS PROPERTY BY DEED AND RECORDING MIGHT BE A VIOLATION OF COUNTY ORDINANCES AND STATE LAWS, AND IS SUBJECT TO FINES AND OTHER PENALTIES OF VARIOUS AND BUILDING PERMITS, TEXAS LOCAL GOVERNMENT CODES: 212.021

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

GRAPHIC SCALE SCALE BY FEET 1"=37'

AWARD PROJECT NO: 2023-1456 FM 730 NORTH

1510 FARM TO MARKET 730 NORTH LAZLE, TX

STANDARD LAND SURVEY
PART OF THE TEXAS & PACIFIC RAILROAD
COMPANY SURVEY, Abstract No. 1572, situated
about 17.4 miles North 45° West of the courthouse in Fort
Worth, the county seat of Tarrant County, Texas.

AWARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE, TX 76020
817-314-3400 (312-9273)
e-mail: awardsurveying.com TPLS Firm No. 10191435