

(CALLED 5.075 ACRES)  
 DWAYNE EDWARD OWEN  
 DENITA D. OWEN  
 DOC. NO. D214172411  
 D.R.T.C.T.

(CALLED 2.275 ACRES)  
 JERRINE RAINES  
 DOC. NO. D201235505  
 D.R.T.C.T.

221,188 SQ. FT. OR  
 5.078 ACRES

(CALLED 5 ACRES)  
 PATSY KELLER  
 DESCRIBED IN  
 EBDE LLC "SERIES-A"  
 DOC. NO. D223087217  
 D.R.T.C.T.

(CALLED 10.06 ACRES)  
 JAMES C. BAILEY

JOAQUIN RENDON SURVEY  
 ABSTRACT NO. 1263

**PROPERTY DESCRIPTION**

BEING a 5.078 acre tract of land situated in the JOAQUIN RENDON SURVEY, ABSTRACT NO. 1263, in the City of Burleson, Tarrant County, Texas, being a called 5 acres in a deed to Patsy Keller, no deed found, being described in a deed to EBDE, LLC, Series-A, recorded in Document Number D223087217, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found for the common corner of said Keller 5 acre tract, and a called 9.5 acre tract of land in a deed to David O. Aaron and Margaret Aaron, recorded in Volume 1487, Page 491, Deed Records, Tarrant County, Texas, described in Document Number D201099731, Deed Records, Tarrant County, Texas, being in the south line of a called 5.075 acre tract of land described in a deed to Dwayne Edward Owen and Denita D. Owen, recorded in Document Number D214172411, Deed Records, Tarrant County, Texas, said point being in the centerline of Selma Lane, more or less;

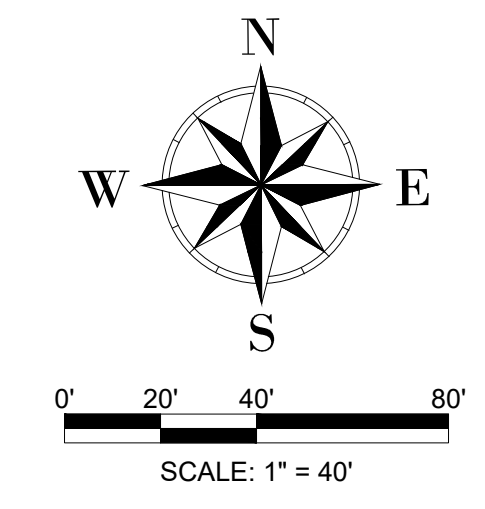
**THENCE** N 89°36'22" E, along the common line of said Keller 5 acre tract, and said called 5.075 acre tract, and along the centerline of said Selman Lane, more or less, passing a 3/8 inch iron rod found for the common corner of said called 5.075 acre tract, and a called 2.275 acre tract of land described in a deed to Jerinne Raines, recorded in Document Number D201235505, Deed Records, Tarrant County, Texas, at a distance of 885.82 feet, passing a 3/8 inch iron rod found online at a distance of 1288.21 feet, and continuing a total distance of 1319.414 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Keller 5 acre tract, and said Raines 2.275 acre tract, said point being in the centerline intersection of said Selman Lane, and Rendon Road, more or less;

**THENCE** S 00°23'21" E, along the east line of said Keller 5 acre tract, and along the centerline of said Rendon Road, more or less, a distance of 167.58 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Keller 5 acre tract and a tract of land to James C. Bailey, no recorded deed found;

**THENCE** S 89°36'39" W, along the common line of said Keller 5 acre tract, and said Bailey tract, passing a 1/2 inch iron rod with cap stamped "BLUESTAR SURVEYING" set online for reference at a distance of 30.00 feet, and continuing a total distance of 1319.44 feet to a 1/2 inch iron rod found for the common corner of said Keller 5 acre tract, and said Bailey tract, being in the east line of said Aaron 9.5 acre tract;

**THENCE** N 00°23'21" W, along the common line of said Keller 5 acre tract, and said Aaron 9.5 acre tract, a distance of 167.58 feet to the POINT OF BEGINNING and containing 221,188 square feet or 5.078 acres of land more or less.

- LEGEND**
- ⊙ BOLLARD
  - ⊖ CABLE PEDESTAL
  - ⊕ CLEAN OUT
  - ⊖ DRAIN INLET
  - ⊖ ELECTRIC BOX
  - ⊖ ELECTRIC MAN HOLE
  - ⊖ ELECTRIC VAULT
  - ⊖ FENCE COLUMN
  - ⊖ FIBER OPTIC MARKER
  - ⊖ FIRE HYDRANT
  - ⊖ FUEL PORT
  - ⊖ GAS MAN HOLE
  - ⊖ GAS METER
  - ⊖ GAS VALVE
  - ⊖ GRATE INLET
  - ⊖ GREASE TRAP
  - ⊖ GUY WIRE
  - ⊖ IRRIGATION CONTROL VALVE
  - ⊖ LIGHT POLE
  - ⊖ MAIL BOX
  - ⊖ MAN HOLE
  - ⊖ FENCE LINE
  - ⊖ WATER SPOCKET
  - ⊖ MONITORING WELL
  - ⊖ PIPELINE MARKER
  - ⊖ POWER POLE
  - ⊖ SEPTIC TANK
  - ⊖ SANITARY SEWER MAN HOLE
  - ⊖ SIGN
  - ⊖ STORM DRAIN MAN HOLE
  - ⊖ TELEPHONE MAN HOLE
  - ⊖ TELEPHONE PEDESTAL
  - ⊖ TELEPHONE VAULT
  - ⊖ TRAFFIC SIGNAL BOX
  - ⊖ TRAFFIC SIGNAL POLE
  - ⊖ TRANSFORMER PAD
  - ⊖ WATER METER
  - ⊖ WATER VALVE
  - ⊖ WATER VAULT
  - ⊖ VAULT
  - ⊖ IRON ROD FOUND
  - "X" FND. OVERHEAD ELECTRIC LINE
  - 1/2" CIRS 1/2" IRON ROD SET
  - STAMPED "BLUESTAR SURVEYING"

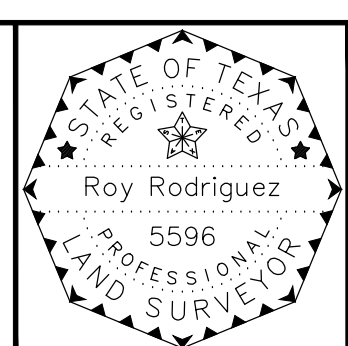


NOTE:  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.  
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.  
 NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.  
 THE ELEVATIONS SHOWN HEREON ARE BASED ON ALLTERRA CENTRAL VRS NETWORK, NAD83.

**SURVEYORS CERTIFICATION**

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, September 26, 2024.

*Roy Rodriguez*  
 Roy Rodriguez, R.P.L.S. No. 5596



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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System GRS, North Central Zone (4202), North American Datum 1983(2011).  
 (2) (CM) = Controlling monument.  
 (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

12560 RENDON ROAD  
**LAND TITLE SURVEY**  
 5.078 ACRES  
 SITUATED IN THE  
**JOAQUIN RENDON SURVEY, ABSTRACT NO. 1263**  
 CITY OF BURLESON, TARRANT COUNTY, TEXAS

**BLUESTAR SURVEYING**

FIRM NUMBER 10147300  
 1013 CEDAR BREAK CT. 817-659-9206  
 DALLAS, TEXAS 75224 bluestarsurveying.com

UN 24-249 GF # GF # DATE: 9/26/24