



Being all that certain lot, tract, or parcel of land located in the Shelby County School Land Survey, Blocks 6 and 9, Abstract No. 1375, Tarrant County, Texas, and being a portion of a tract of land described in deed to ADMK Home Improvement Properties, LLC, recorded under Instrument No. D218255815, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

Beginning at a 1/2 inch yellow capped iron rod found for corner in the South line of a tract of land described in deed to the City of Everman, recorded in Volume 4105, Page 644, (D.R.T.C.T.), at the Northwest corner of a tract of land described in deed to Everman Independent School District, recorded in Volume 6721, Page 1, (D.R.T.C.T.), said point also being the Northeast corner of that tract herein described;

Thence South 11 deg. 55 min. 12 sec. West, a distance of 1364.29 feet to a point for corner in the center line of Oak Grove-Shelby Road, at the Southwest corner of said School District tract;

Thence South 89 deg. 21 min. 00 sec. West, along said Center line, a distance of 473.54 feet to a point for corner at the Southeast corner of a tract of land described in deed to PT Multifamily, LLC, recorded under Instrument No. D217154227, (D.R.T.C.T.);

Thence North 04 deg. 21 min. 00 sec. East, a distance of 118.06 feet to a point for corner in the East line of said PT Multifamily tract, at the beginning of a curve to the right having a central angle of 21 deg. 39 min. 09 sec., a radius of 528.00 feet, and a chord bearing and distance of North 15 deg. 10 min. 35 sec. East, 198.35 feet, from which a 1/2 inch iron rod found for reference bears North 82 deg. 58 min. 27 sec. East, a distance of 0.37 feet;

Thence Northeasterly along said curve to the right an arc distance of 199.54 feet to a 1/2 inch iron rod found in said East line;

Thence North 26 deg. 00 min. 10 sec. East, passing a 1/2 inch yellow capped iron rod found on line for the most Southerly corner of the remaining portion of said ADMK tract, continuing in all, a distance of 241.28 feet to a 1/2 inch iron rod found for corner in the South line of The Hamlet, an Addition to the City of Fort Worth, recorded in Volume 388-102, Page 9, Plat Records, Tarrant County, Texas (P.R.T.C.T.), at the most Easterly common corner of said remaining portion of ADMK tract and that tract herein described;

Thence South 63 deg. 59 min. 50 sec. East, a distance of 56.00 feet to a 1/2 inch yellow capped iron rod found for corner at the Southeast corner of said The Hamlet, recorded in Volume 388-102, Page 9;

Thence North 26 deg. 00 min. 10 sec. East, a distance of 351.00 feet to a 1/2 inch yellow capped iron rod found for corner in the East line of said The Hamlet, recorded in Volume 388-102, Page 9, at the beginning of a curve to the right having a central angle of 26 deg. 42 min. 30 sec., a radius of 1028.00 feet, and a chord bearing and distance of North 12 deg. 38 min. 57 sec. East, 474.88 feet;

Thence Northeasterly along said Curve to the right an arc distance of 479.20 feet to a point for corner in the South line of The Hamlet, an Addition to the City of Fort Worth, recorded in Cabinet A, Slide 10984, (P.R.T.C.T.), at the Northeast corner of said The Hamlet, recorded in Volume 388-102, Page 9;

Thence South 89 deg. 08 min. 04 sec. East, a distance of 132.27 feet to 1/2 inch iron rod found for corner at the inner "L" corner in the North line of that tract herein described, said point also being the Southeast corner of Lot 4, Block 7 of said The Hamlet recorded in Cabinet A, Slide 10984;

Thence North 00 deg. 44 min. 56 sec. West, passing a 1/2 inch yellow capped iron rod found on line for the Northeast corner of said Lot 4 and the Southeast corner of Lot 3 in Said Block 7, continuing in all, a distance of 60.20 feet to a 1 inch iron rod found for corner in the East line of said Lot 3, at the Southwest corner of said City of Everman tract;

Thence North 89 deg. 19 min. 08 sec. East, a distance of 148.97 feet to the POINT OF BEGINNING and containing 461,356 square feet or 10.59 acres of land.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	199.54	528.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	118.06'	N04°21'00"E
L2	241.28'	N26°00'10"E
L3	56.00'	S63°59'50"E
L4	132.27'	S89°08'04"E
L5	60.20'	N00°44'56"W
L6	148.97'	N89°19'08"E

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINK	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- EASEMENT/SETBACK
CM	--- RESIDENT
MRO	--- CONTROLLING IMPROVEMENT
MRO	--- MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" YELLOW-CAPPED IRON ROD FOUND
□	1" IRON ROD FOUND
□	FOUND "X"
○	5/8" IRON ROD FOUND
○	POINT FOR CORNER
⊖	CABLE
⊖	ELECTRIC
⊖	CLEAN OUT
⊖	PE - POOL EQUIP
⊖	POWER POLE W/ CONCRETE BASE
⊖	GAS METER
⊖	TELEPHONE
⊖	FIRE HYDRANT
⊖	WATER METER
⊖	MANHOLE
⊖	WATER VALVE
(UNLESS OTHERWISE NOTED

ACCEPTED BY: _____

This survey may fall under the platting rules and regulations of the state of Texas Government Local Code Section 212.004 and/or Section 232.001. Owner should check with local governing authority to make sure of compliance.



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TEXAS TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

TITLE AND ABSTRACTING WORK FURNISHED BY _____ TEXAS TITLE

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2001 OAK GROVE-SHELBY ROAD, in the city of FORT WORTH, Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'
Date: 09/18/2021
C. F. No.: 2115784-105
Job no.: 202109652
Drawn by: AEG

7509 PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
PHONE 214-326-1090

