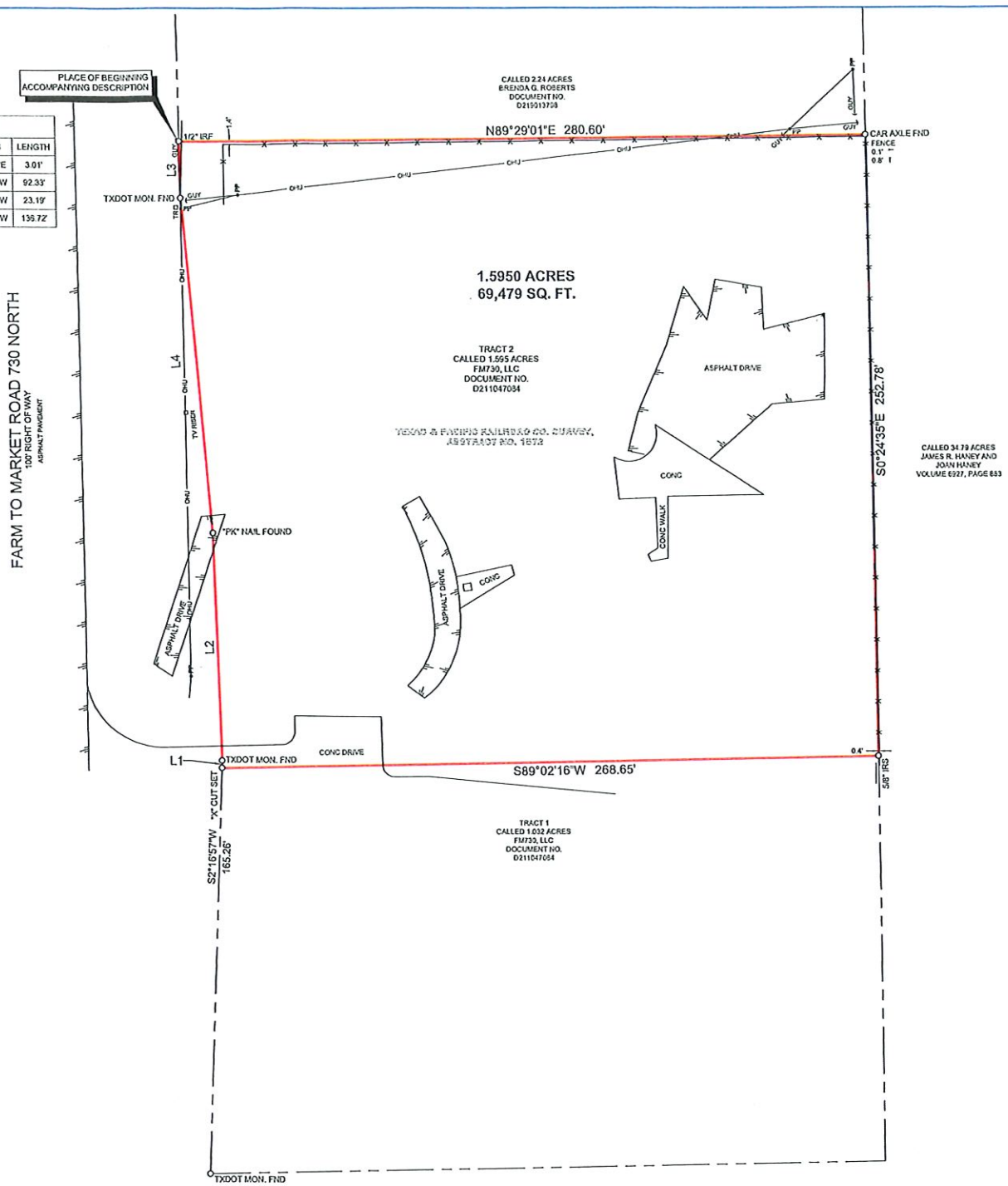

LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°16'57"E	3.01'
L2	N01°37'35"W	92.33'
L3	N00°28'51"W	23.19'
L4	N04°39'11"W	136.72'

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. D211047084, 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: 2261931.67) for the northwest 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. D219013798 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 Axle 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.

LEGEND

▲	EM	ELECTRIC METER	ET	ELECTRIC TRANSFORMER
◆	WV	WATER VALVE	SS	SANITARY SEWER
■	WM	WATER METER	SSCO	SANITARY SEWER CLEANOUT
■	WW	WATER WELL	MH	MANHOLE
●	ICV	IRRIGATION CONTROL VALVE	STSMH	STORM SEWER MANHOLE
●	GV	GAS VALVE	BLDG	BUILDING W/ PERMANENT FOUNDATION
○	GM	GAS METER	SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
○	SSMH	SANITARY SEWER MANHOLE	AC	AIR CONDITIONER
○	OSSF	ON SITE SEWAGE FACILITY	PDSE	PUBLIC OPEN SPACE EASEMENT
○	MH	MANHOLE	IFF	IRON PIPE FOUND
●	PP	POWER POLE	IFS	IRON ROD FOUND
●	LS	LIGHT STANDARD	IRS	5/8" IRON ROD SET
○	EB	ELEC BOX		MARKED "A-AWARD"
○	TR	TELEPHONE RISER	IRR	1/2" IRON ROD RECOVERED
		WIRE FENCE		MARKED "A-AWARD"
		WOOD FENCE	⚠	CONTROL MONUMENT
		CHAIN LINK FENCE		BEARINGS OR DISTANCE SHOWN IN 1/2" ARE
		IRON FENCE		PLAT OF DEED CALL
	UG	UNDERGROUND		ALL BLDG DIMENSIONS ARE REFERENCED TO
	OHU	OVERHEAD UTILITY		THE EXTERIOR FOOTPRINT
	FH	FIRE HYDRANT		

This survey substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for a Category 1b, Condition II Survey. Surveyed on the ground June 8, 2023.

A-Ward Surveying

James Paul Ward
Registered Professional Land Surveyor, No 5606

STATE OF TEXAS
REGISTERED
JAMES PAUL WARD
5606
PROFESSIONAL
LAND SURVEYOR

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 BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENT OTHER THAT THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS MIGHT BE A VIOLATION OF COUNTY ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS. TEXAS LOCAL GOVERNMENT CODE Sec. 232.023

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.

30' 0 30' 60' 90'

GRAPHIC SCALE SCALE IN FEET 1"= 30'

A-WARD PROJECT NO: 2023-1496 FM 730 NORTH

11549 FARM TO MARKET 730 NORTH, AZLE, 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
817-33A-WARD (332-9273)
survey@a-wardsurveying.com TBPLS Firm No. 10194435