

BEING a 7.519 acre tract of land situated in the **J. RENDON SURVEY, ABSTRACT NO. 1263**, in the City of Fort Worth, Tarrant County, Texas, being a portion of that certain call 9.995 acre tract of land described in a deed to J. Y. Services Inc., recorded in Document Number D205169252, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

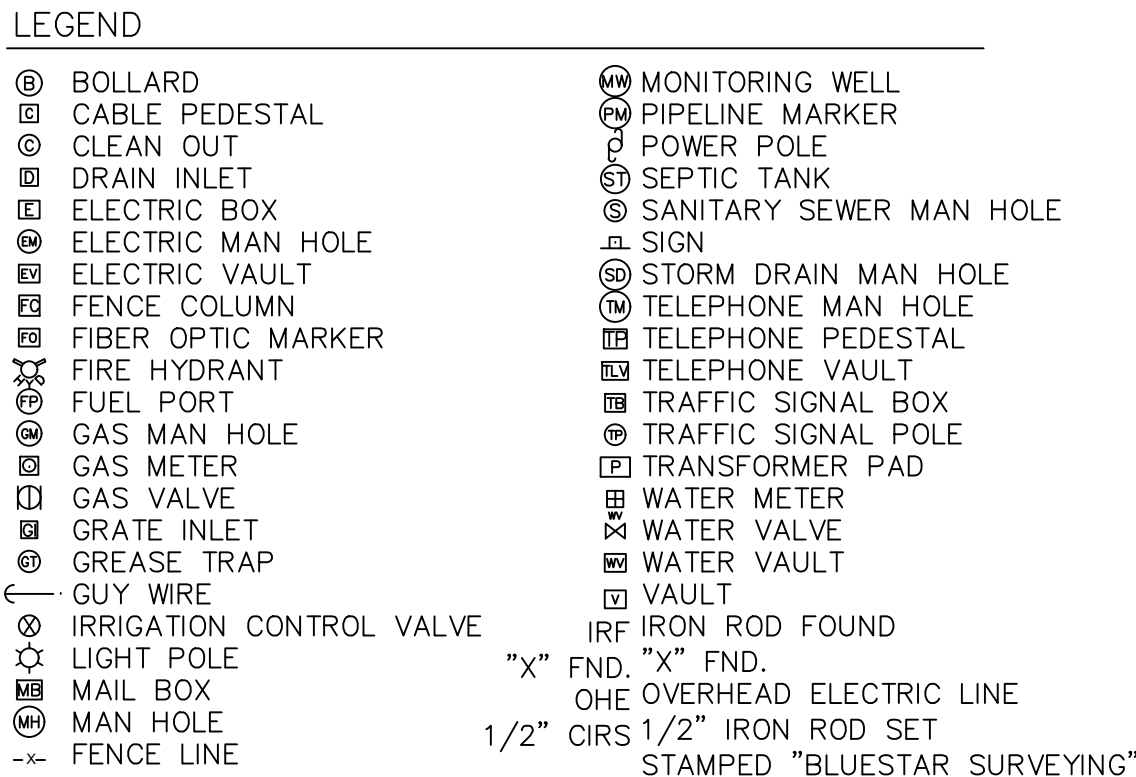
THENCE S 89°55'46" W, along the common line of said called 9.995 acre tract and said called 1.00 acre tract, a distance of 208.70 feet to nail found in the center of Rendon Road, said point being the common corner of said called 1.00 acre tract and said called 9.995 acre tract;

THENCE N 89°25'47" E, along the common line of said called 9.995 acre tract and said called 2.17 acre tract, passing a 1/2 inch iron rod with cap stamped "BALLARD" found online at a distance of 27.16 feet, and continuing a total distance of 418.88 feet to a 1/2 inch capped iron rod stamped "5596" found for the common corner of said called 9.995 acre tract, and said called 2.17 acre tract, and a tract called 0.72 acre tract of land described in a deed to Abdul Hai Popal recorded in Instrument Number D213320270, Deed Records, Tarrant County, Texas, and a tract of land described in a deed to Silversage LTD., recorded in Document Number D219150441, Deed Records, Tarrant County, Texas;

THENCE N 87°41'50" E, along the common line of said called 9.995 acre tract and said Quick tract, a distance of 242.20 feet to a 1/2 inch capped iron rod with plastic cap stamped "BLUESTAR SURVEYING" found corner the common corner of said called 9.995 acre tract, said Quick tract, said point being in the west right-of-way line of Farm to Market 1187, said point being in a curve to the left having a radius of 611.83 feet, and a delta angle of 16°28'00";


THENCE S 43°21'33" W, crossing said called 9.995 acre tract, a distance of 169.31 feet to a nail found in Rendon Bloodworth Road, said point being in the south line of said called 9.995 acre tract;

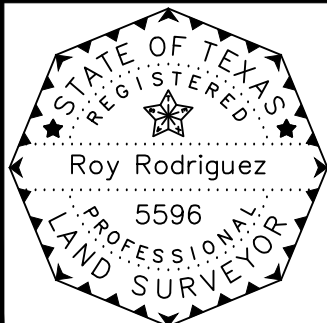
THENCE N 00°04'46" E, along the common line of said called 9.995 acre tract and said Tract B, passing the common corner of said Tract B, and said called 1.00 acre tract, and continuing a total distance of 417.40 feet to the POINT OF BEGINNING and containing 327,513 square feet or 7.519 acres of land more or less.



SURVEYORS' CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat herein 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, March 13, 2023.


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




BLUESTAR
SURVEYING
 FIRM NUMBER 10147300
 1012 CEDAR BREAK CT.
 CLEBURNE, TEXAS 76033
 817-659-9206
 www.bluestarsurveying.com

JN 23-047	GF #	GF #	DATE: 3/13/23
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SITUATED IN THE
J. RENDON SURVEY, ABSTRACT NO. 1263
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS