

FLOOD STATEMENT

PROPERTY IS LOCATED IN ZONE "X".

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT

COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL

NO. 48439C0455K, EFFECTIVE DATE OF SEPTEMBER 25, 2009, THIS

G GRATE INLET

GREASE TRAF

← GUY WIRE

□ LIGHT POLE

MAIL BOX

MH MAN HOLE

-x- FENCE LINE

₩ WATER VALVE

W WATER VAULT

1/2" CIRS 1/2" IRON ROD SET

IRF IRON ROD FOUND

OHE OVERHEAD ELECTRIC LINE

STAMPED "BLUESTAR SURVEYING"

SCALE: 1" = 40'

▼ VAULT

"X" FND. "X" FND.

PROPERTY DESCRIPTION

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 called 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:

**BEGINNING** at a 1/2 inch iron rod found for an interior corner of said called 9.995 acre tract, same being the northeast corner of a called 1.00 acre tract of land described in a deed to Nancy Louise Shaw, recorded in Volume 11071, Page 1926, Deed Records, Tarrant County, Texas;

**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 00°17'56" W, along the west line of said called 9.995 acre tract and along the centerline of said Rendon Road more or less, a distance of 214.52 feet to a nail found for the common corner of said called 9.995 acre tract, and a called 2.17 acre tract of land described in a deed to Charles Ray Pitzer recorded in Volume 12594, Page 292, Deed Records, Tarrant County, Texas;

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 S 23°47'51" E, along the common line of said called 9.995 acre tract and said Silversage LTD. tract, passing a 1/2 inch iron rod with plastic cap stamped "5596" found for the common corner of said Silversage LTD. tract, and a tract of land described in a deed to Jeff Quick, recorded in Document Number D220253498, Deed Records, Tarrant County, Texas at a distance of 219.70 feet, a continuing a total distance of 417.51 feet to a 1/2 inch capped iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said called 9.995 acre tract, said Quick tract;

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";

to Market 1187, and along said curve to the left an arc distance of 175.84 feet, a chord bearing and distance of S 38°06'12" E, 175.23 feet to a 2 inch aluminum monument found for corner;

**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;

Rendon Bloodworth Road, more or less, a distance of 611.99 feet to a nail found for the common corner of said called 9.995 acre tract, and Tract B a called 0.50 acre tract of land described in a deed to Lois J. Braswell recorded in Document Number 213244480, Deed Records, Tarrant County, Texas;

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

5720 RENDON BLOODWORTH ROAD

LAND TITLE SURVEY 7.519 ACRES

SITUATED IN THE J. RENDON SURVEY, ABSTRACT NO. 1263

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS PART OF THIS DRAWING MAY BE REPRODUCED BY ROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL

) NOTES: The basis of bearings for this survey is the Texas State Plane

Coordinate System Grid, North Central Zone (4202), North American Datus

details. easements and other matters that are shown on or as part of the

(2) (CM) = Controlling monumen

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

Roy Rodriguez

are correct to the best of my knowledge and as found during the time of this survey, March 13, 2023.

FIRM NUMBER 10147300 1013 CEDAR BREAK CT. 817-659-9206 WWW.BLUESTARSURVEYING.COM

GF # DATE: 3/13/23