

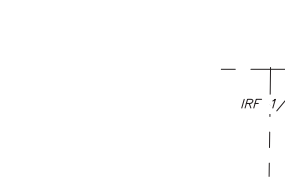
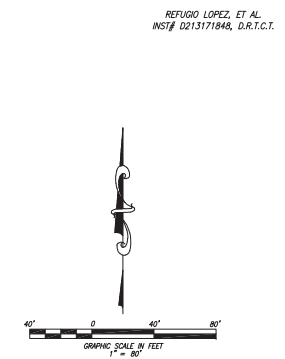
**\* LEGEND \***

PROPERTY LINE	---
ADJONER LINE	---
OVERHEAD ELECTRIC	—○—
FENCE	—x—
GAS LINE	—G—

**\* LEGEND \***

CRIF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PCF	POINT FOR CORNER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
INST#	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CONC.	CONCRETE
FH	FIRE HYDRANT
NO.	NUMBER
ELEC.	ELECTRIC
TPED	TELEPHONE PEDESTAL
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
POB	POINT OF BEGINNING
N/S	NOT TO SCALE
A/C	AIR CONDITIONER
CO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
GM	GAS METER
WM	WATER METER
TPED	TELEPHONE PEDESTAL
MRK	MARKER
ICV	IRRIGATION CONTROL VALVE
EX	EXISTING
ET AL.	AND OTHERS



12308 RENDON RD,  
BURLESON, TARRANT COUNTY, TEXAS

- \* NOTES \***
1. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALTIERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
  2. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
  3. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
  4. CONDITIONS SHOWN AS OF 02/22/2024.

FIELD SURVEY BY: NM DATE: 07/23/2024 PROJECT NO. 23-697  
 DRAWN BY: DL, SRK SCALE: 1" = 80' SAM@HANNA-SE.COM



*Signature*

23 JUL 2024

STATE OF TEXAS:  
 COUNTY OF TARRANT:  
 LEGAL DESCRIPTION  
 BEING A 7.25 ACRE TRACT OF LAND, OUT OF THE JUNQUIN RENDON SURVEY, ABSTRACT NUMBER 1263, AND BEING THE SAME TRACT CONVEYED TO JUNGLBUTH PROPERTIES, LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D222258604, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2-INCH IRON ROD FOUND, STAMPED "BD SURVEYING"; SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF A CALLED 8.718 ACRE TRACT OF LAND, AS CONVEYED TO DENNIS BRADLEY AND DARIN WADE INGLEHART, IN A DEED RECORDED IN INSTRUMENT NUMBER D221335476, D.R.T.C.T.; SAID POINT ALSO BEING ON THE EASTERLY LINE OF A CALLED 19.576 ACRE TRACT OF LAND, AS CONVEYED TO REFUGIO LOPEZ, MARCELA LOPEZ, JOSE REFUGIO LOPEZ, MARCOS LOPEZ, AND SANTIAGO LOPEZ, IN A DEED RECORDED IN INSTRUMENT NUMBER D213171848, D.R.T.C.T.; SAID POINT ALSO BEING THE POINT OF BEGINNING;  
 THENCE, FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 8.718 ACRE TRACT, SOUTH 89 DEGREES 23 MINUTES 15 SECONDS EAST, A DISTANCE OF 725.51 FEET, TO A 1/2-INCH IRON ROD FOUND, STAMPED "BD SURVEYING"; SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF SAID 8.718 ACRE TRACT, SAID POINT ALSO BEING ON THE WEST LINE OF A CALLED 1.037 ACRE TRACT OF LAND, AS CONVEYED TO MANESS HOLDINGS, LLC, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER D223139887, D.R.T.C.T.;  
 THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 8.718 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.037 ACRE TRACT, SOUTH 00 DEGREES 02 MINUTES 38 SECONDS WEST, A DISTANCE OF 258.92 FEET, TO A POINT FOR CORNER, SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE WESTERLY LINE OF A CALLED 0.856 ACRE TRACT OF LAND, AS CONVEYED TO EVAN COURT PROPERTIES, LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D24056300, D.R.T.C.T.; SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A CALLED 1.7 ACRE TRACT OF LAND, AS CONVEYED TO ANN JOHNSTON, IN A PROBATE RECORDED IN INSTRUMENT NUMBER D222128708, D.R.T.C.T.;  
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.037 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.7 ACRE TRACT, THE FOLLOWING COURSES:  
 SOUTH 74 DEGREES 15 MINUTES 10 SECONDS WEST, A DISTANCE OF 223.79 FEET, TO A 1/2-INCH IRON ROD FOUND;  
 SOUTH 45 DEGREES 18 MINUTES 02 SECONDS WEST, A DISTANCE OF 43.14 FEET, TO A 12-INCH POST;  
 SOUTH 02 DEGREES 02 MINUTES 55 SECONDS WEST, A DISTANCE OF 153.44 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID 1.7 ACRE TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF A CALLED 1.115 ACRE TRACT OF LAND, AS CONVEYED TO VALHALLA UNLIMITED, LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D24082519, D.R.T.C.T.;  
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.7 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.115 ACRE TRACT, NORTH 89 DEGREES 12 MINUTES 02 SECONDS WEST, A DISTANCE OF 300.71 FEET, TO A 8-INCH POST, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF A CALLED 2.067 ACRE TRACT OF LAND, AS CONVEYED TO R.L. AND ELIZABETH SYLVA, IN A DEED RECORDED IN VOLUME 10097, PAGE 1602, D.R.T.C.T., SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A CALLED 2.069 ACRE TRACT OF LAND, AS CONVEYED TO ANTONIO BALESTRACCI, MARY A. BALESTRACCI, AND OSELO LOUIS BALESTRACCI, IN A DEED RECORDED IN VOLUME 11373, PAGE 2173, D.R.T.C.T.;  
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 2.067 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 2.069 ACRE TRACT, NORTH 89 DEGREES 29 MINUTES 13 SECONDS WEST, A DISTANCE OF 177.33 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID 2.069 ACRE TRACT;  
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 2.069 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 19.576 ACRE TRACT, NORTH 00 DEGREES 29 MINUTES 03 SECONDS EAST, A DISTANCE OF 565.33 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 315,792.52 SQUARE FEET, OR 7.25 ACRES, MORE OR LESS.