



**TRACT I**  
 BEING a 1.79 acre tract of land out of the J.C. BATES SURVEY, ABSTRACT NUMBER 226, situated in Tarrant County, Texas, being a portion of a called 2.62 acre tract of land conveyed to Scott and Lenora Allen by deed of record in Document Number D21030095 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod found in the South right-of-way line of Blue Mound Road (right-of-way varies), being the Northeast corner of a called 1.142 acre tract of land conveyed to James Southerland by deed of record in Document Number D208248259 of said Official Public Records, also being the Northwest corner of said 2.62 acre tract and hereof;

**THENCE**, N89°45'57"E, along the South right-of-way line of Blue Mound Road, being the common North line of said 2.62 acre tract, a distance of 200.18 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the most Northerly Northeast corner hereof, from which a 1/2 inch iron rod found at the Northeast corner of said 2.62 acre tract bears, N89°45'57"E, a distance of 263.05 feet;

**THENCE**, leaving the South right-of-way line of Blue Mound Road, over and across said 2.62 acre tract, the following two (2) courses and distances:

1. S00°30'06"E, a distance of 186.27 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for interior ell corner hereof;
2. S87°06'59"E, a distance of 115.66 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Northwest right-of-way line of the Burlington Northern Railroad (Fort Worth and Denver Railroad), being the common Southeast line of said 2.62 acre tract, for the most Easterly Northeast corner hereof, from which a 1/2 inch iron rod found at the Northeast corner of said 2.62 acre tract bears, N37°03'57"E, a distance of 242.06 feet;

**THENCE**, S37°03'57"W, along the Northwest right-of-way line of the Burlington Northern Railroad (Fort Worth and Denver Railroad) and the common Southeast line of said 2.62 acre tract, a distance of 193.46 feet to a Metal Fence Corner Post found at the Northeast corner of a called Tract Two - 7.262 acre tract of land conveyed to We Exalt Him, LP by deed of record in Document Number D206090560 of said Official Public Records, also being the Southeast corner of said 2.62 acre tract and hereof;

**THENCE**, S89°40'00"W, leaving the Northwest right-of-way line of the Burlington Northern Railroad (Fort Worth and Denver Railroad), along the North line of said 7.262 acre tract, being the common South line of said 2.62 acre tract, a distance of 193.77 feet to a 5/8 inch iron rod found at the Southeast corner of said 1.142 acre tract, being the Southwest corner of said 2.62 acre tract and hereof;

**THENCE**, N01°08'58"W, leaving the North line of said 7.262 acre tract, along the East line of said 1.142 acre tract and the common West line of said 2.62 acre tract, a distance of 346.82 feet to the **POINT OF BEGINNING** and containing an area of 1.79 Acres, or (77,762 Square Feet) of land, more or less.

**TRACT II**  
 BEING a 0.83 acre tract of land out of the J.C. BATES SURVEY, ABSTRACT NUMBER 226, situated in Tarrant County, Texas, being a portion of a called 2.62 acre tract of land conveyed to Scott and Lenora Allen by deed of record in Document Number D21030095 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 5/8 inch iron rod found in the South right-of-way line of Blue Mound Road (right-of-way varies), being the Northeast corner of a called 1.142 acre tract of land conveyed to James Southerland by deed of record in Document Number D208248259 of said Official Public Records, also being the Northwest corner of said 2.62 acre tract;

**THENCE**, N89°45'57"E, along the South right-of-way line of Blue Mound Road, being the common North line of said 2.62 acre tract, a distance of 200.18 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the **POINT OF BEGINNING** and Northwest corner hereof;

**THENCE**, N89°45'57"E, continuing along the South right-of-way line of Blue Mound Road and the common North line of said 2.62 acre tract, a distance of 263.05 feet to a 1/2 inch iron rod found at the intersection of the South right-of-way line of Blue Mound Road and the Northwest right-of-way line of the Burlington Northern Railroad (Fort Worth and Denver Railroad), being the Northeast corner of said 2.62 acre tract and hereof;

**THENCE**, S37°03'57"W, along the Northwest right-of-way line of the Burlington Northern Railroad (Fort Worth and Denver Railroad), being the common Southeast line of said 2.62 acre tract, a distance of 242.06 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof, from which a Metal Fence Corner Post found at the Southeast corner of said 2.62 acre tract bears S37°03'57"W, a distance of 193.46 feet;

**THENCE**, leaving the Northwest right-of-way line of the Burlington Northern Railroad (Fort Worth and Denver Railroad), over and across said 2.62 acre tract, the following two (2) courses and distances:

1. N87°06'59"W, a distance of 115.66 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner hereof;
2. N00°30'06"W, a distance of 186.27 feet to the **POINT OF BEGINNING** and containing an area of 0.83 Acres, or (36,079 Square Feet) of land, more or less.

- SURVEYOR NOTES**
1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
  2. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
  3. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "Eagle Surveying".
  4. This document represents an accurate on the ground survey of 2701 Blue Mound Road in Tarrant County, Texas, on September 21st, 2021.

**FLOOD NOTE**

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 and is located in Community Number 480582 as shown on Map Number 48439C0035L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

**LEGEND**

○ Boundary Monumentation	⊙ Unidentified Lid	● Guy Wire	— Chain Link Fence
( ) Record Call	⊕ Cable Riser	● Power Pole	— Iron Fence
CIRS Capped Iron Rod Set	⊖ Buried Cable Sign	○ Light Pole	— Wire Fence
IRF Iron Rod Found	⊕ Air Conditioning Unit	○ Sanitary Clean Out	— Wood Fence
POC Point of Commencement	⊖ Sign	○ Septic Lid	— Overhead Utilities
POB Point of Beginning			— Edge of Asphalt
O.P.R.T.C.T. Official Public Records, Tarrant County, Texas			— Edge of Gravel

JOB NUMBER 2107.032  
 DATE 09-23-2021  
 REVISION 09-27-2021  
 DRAWN BY CHM

Eagle Surveying, LLC  
 210 South Elm Street  
 Suite: 104  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

*Matthew Raabe*  
 Matthew Raabe  
 R.P.L.S. # 6402

Date 10-21-21