* LEGEND *

SUBJECT PROPERTY LINE	
ADJOINER PROPERTY LINE	
EASEMENT	
ABSTRACT LINE	
FENCE	x
SIGN	
WATER VALVE	

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PFC	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
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
ELEC.	ELECTRIC
ESMT.	EASEMENT
MON.	MONUMENT
NTS	NOT TO SCALE

STATE OF TEXAS:

COUNTY OF TARRANT:

LEGAL DESCRIPTION

BEING A CALLED 22.522 ACRE TRACT OF LAND OUT OF THE ABRAHAM CHILDS SURVEY, ABSTRACT NUMBER 373, AND THE M. GIBSON SURVEY, ABSTRACT NUMBER 621, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT CONVEYED TO VERNON AND LYNN KENNER IN A DEED RECORDED IN INSTRUMENT NUMBER D210061646, 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, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A CALLED 0.24 ACRE EASEMENT AND RIGHT-OF-WAY AS CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY IN AN EASEMENT RECORDED AS VOLUME 4676, PAGE 991, D.R.T.C.T., SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 1187, ALSO KNOWN AS RENDON BLOODWORTH ROAD, SAID POINT ALSO BEING **THE POINT OF BEGINNING;**

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 1187, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 0.24 ACRE ELECTRIC EASEMENT, SOUTH 24 DEGREES 52 MINUTES 39 SECONDS EAST, A DISTANCE OF 86.87 FEET, TO AN ALUMINUM DISK FOUND, SET IN CONCRETE, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID 0.24 ACRE ELECTRIC EASEMENT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A CALLED 5.399 ACRE TRACT OF LAND, AS CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY IN A DEED RECORDED AS VOLUME 4652, PAGE 116, D.R.T.C.T.,

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 0.24 ACRE ELECTRIC EASEMENT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 5.399 ACRE TRACT, SOUTH 30 DEGREES 49 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,161.49 FEET, TO AN ALUMINUM DISK FOUND, SET IN CONCRETE, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A CALLED 1.153 ACRE TRACT OF LAND, AS CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY IN A DEED RECORDED AS INSTRUMENT NUMBER D170083920, D.R.T.C.T.,

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 5.399 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.153 ACRE TRACT, SOUTH 63 DEGREES 59 MINUTES 35 SECONDS WEST, PASSING A 5/8-INCH IRON ROD FOUND AT A DISTANCE OF 64.41 FEET, PASSING A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPTED "TRANSYSTEMS CORP" AT A DISTANCE OF 214.84 FEET, AND CONTINUING A TOTAL DISTANCE OF 1,004.02 FEET, TO AN ALUMINUM DISK FOUND, SET IN CONCRETE, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID 1.153 ACRE TRACT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF A CALLED 34.461 ACRE TRACT OF LAND CONVEYED TO LAWSON SPUR RANCH RANCH LLC, IN A DEED RECORDED AS D223214643, D.R.T.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.153 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LAWSON SPUR TRACT, NORTH 30 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 206.13 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPTED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A CALLED 8.144 ACRE TRACT OF LAND CONVEYED TO RANCH BOAT AND RV STORAGE LLC IN A DEED RECORDED AS INSTRUMENT NUMBER D223003540, D.R.T.C.T.;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LAWSON SPUR TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID RANCH BOAT AND RV TRACT, THE FOLLOWING COURSES:

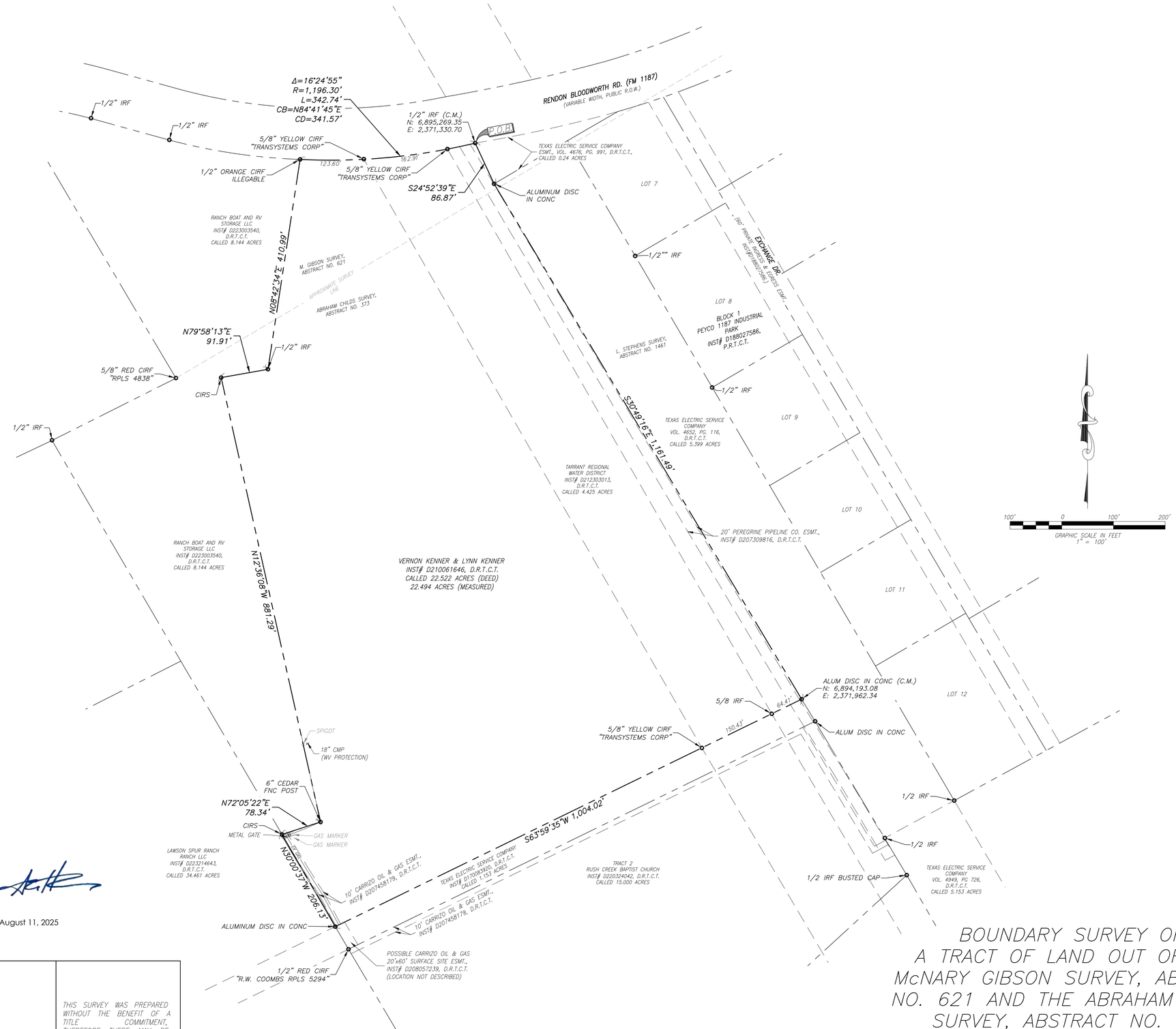
NORTH 72 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 78.34 FEET, TO A 6-INCH CEDAR FENCE POST FOUND;

NORTH 12 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 881.29 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPTED "HANNA SURV PLS 6647";

NORTH 79 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 91.91 FEET, TO A 1/2-INCH IRON ROD FOUND;

NORTH 08 DEGREES 42 MINUTES 34 SECONDS EAST, A DISTANCE OF 410.99 FEET, TO A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP (ILLEGIBLE), SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID RANCH BOAT AND RV TRACT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 1187, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,196.30 FEET, A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 55 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 84 DEGREES 41 MINUTES 45 SECONDS EAST, A CHORD DISTANCE OF 341.57 FEET;

THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID RANCH BOAT AND RV TRACT, AND FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 1187, PASSING A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPTED "TRANSYSTEMS CORP" AT AN ARC LENGTH OF 123.60 FEET, PASSING A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPTED "TRANSYSTEMS CORP" AT AN ARC LENGTH OF 286.51 FEET, AND CONTINUING A TOTAL ARC LENGTH OF 342.74 FEET, TO **THE POINT OF BEGINNING**, AND CONTAINING 979,847.34 SQUARE FEET, OR 22.494 ACRES (MEASURED), MORE OR LESS.



STATE OF TEXAS REGISTERED SAMUEL C. HANNA 6647 PROFESSIONAL LAND SURVEYOR

August 11, 2025

* NOTES *

1. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
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. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0455K, DATED 09/25/2009, TARRANT COUNTY, UNINCORPORATED AREAS, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: AR
DRAWN BY: DL
DATE: 08/11/2025
SCALE: 1" = 100'
PROJECT NO. 25-1692
SAM@HANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

OWNER/CLIENT:
VERNON KENNER
2803 MARQUIS CIRCLE
ARLINGTON, TX 76016
(817) 271-3535
VERK43@GMAIL.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
(682) 553-9474
FIRM NO. 101946.33

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

BOUNDARY SURVEY OF A TRACT OF LAND OUT OF THE McNARY GIBSON SURVEY, ABSTRACT NO. 621 AND THE ABRAHAM CHILDS SURVEY, ABSTRACT NO. 373 TARRANT COUNTY, TEXAS.

H:\2025\25-1692 - 7750 Rendon Road\Survey\25-1692_KENNER_7750 RENDON BLOODWORTH RD.dwg