

SURVEYOR	RDR	DATE	09/27/04	TECH	JJ	PARTY CHIEF	RW	SURVEY DATE	09/24/04	DRAWING FILE	F:\04-DRAW\304-0896	MAPSCO #	38-U	SCALE	1" = 60'	JOB NUMBER	304-0896	SHEET	1	OF	1	SHEETS
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BOUNDARY SURVEY
8920 MARTIN DRIVE
CITY OF N. RICHLAND HILLS
TARRANT COUNTY, TEXAS

PRECISE LAND SURVEYING, INC.
4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149
(972) 681-7072 FAX (972) 279-1508

REVISIONS	10/04/04	JJ
BY		

PROPERTY DESCRIPTION

Being that certain tract of land situated in the T. K. Martin Survey, Abstract No. 1055, in the City of N. Richland Hills, Tarrant County, Texas, being all that certain tract of land described in deed to Donald W. Thayer and wife, Cathy D. Thayer, as recorded in Volume 16234, Page 4, of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8-inch iron rod on the south line of Martin Drive, said iron being the northeast corner of said Thayer tract and being the northwest corner of that certain tract of land described in deed to Lloyd Gene Parris and wife, Joyce Marie Parris as recorded in Volume 15733, Page 60, of said Deed Records;

THENCE South 00 degrees 20 minutes 32 seconds East, a distance of 257.04 feet along the interior angle of said Thayer tract and said Parris tract to a point, said point being an interior angle of said Thayer tract and being the southwest corner of said Parris tract;

THENCE North 89 degrees 04 minutes 40 seconds East, a distance of 172.10 feet along the common line of said Thayer tract and said Parris tract and along Lot 1, Block 1, of Patsy Jester Addition, an addition to the City of N. Richland Hills, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-103, Page 190, of the Map Records of Tarrant County, Texas to a point, said point being the eastern most northeast corner of said Thayer tract and the southeast corner of said Lot 1, said Patsy Jester Addition and being on the west line of Parkman Addition, an addition to the City of N. Richland Hills, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-9, Page 647, of said Map Records;

THENCE South 00 degrees 09 minutes 25 seconds East, a distance of 440.35 feet along the common line of said Thayer Parkman Addition to a found 1/2-inch iron rod, said iron rod being the southeast corner of said Thayer tract and the southwest corner of said Parkman Addition;

THENCE South 89 degrees 27 minutes 00 seconds West, a distance of 393.85 feet to a found 1/2-inch iron rod, said iron rod being the southwest corner of said Thayer tract and being the southwest corner of that certain tract of land described in deed to Gordon Sumners and wife, Kay Sumners as recorded in Volume 13496, Page 526, of said Deed Records;

THENCE North 00 degrees 03 minutes 45 seconds East, a distance of 697.15 feet along the common line of said Thayer tract and said Sumners tract to a point on the foresaid south line of Martin Drive, said point being the northwest corner of said Thayer tract and being the northeast corner of said Sumners tract;

THENCE North 89 degrees 40 minutes East, a distance of 218.26 feet along the said south line of Martin Drive to the POINT OF BEGINNING and containing 229,140 square feet or 5.26 acres of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way, or locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 484594C0302 J, dated AUGUST 23, 2000. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of Raliklin Title Company only and this survey is made pursuant to that one certain title commitment under the GF number HR-04C64572-LAL, provided by the title company named hereon.

NOTES:

SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING:

SUBJECT PROPERTY IS NOT AFFECTED BY THE FOLLOWING:

(100)--EASEMENT, VOL. 1296, PG. 105, D.R.T.C.T.

(106)--EASEMENT, VOL. 7061, PG. 247, D.R.T.C.T.

THE BEARINGS FOR THIS SURVEY ARE BASED ON DEED RECORDED IN VOLUME 16234, PAGE 4, D.R.T.C.T.

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