Reference No: 1912091509 G.F. No:
Title Co: OLD REPUBLIC TITLE
Purchaser:

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the J.L. BYAS SURVEY, Abstract No. 180, in the City of Colleyville, Tarrant County, Texas, and being the remaining portion of that certain tract of land described in Warranty Deed from Roy T. Forsythe and wife, Irma May Forsythe to Robert G. Bufe and wife, Martha L. Bufe, dated September 22, 1962 and recorded in Volume 3735, Page 312, Deed Records, Tarrant County, Texas; TOGETHER WITH a portion of that certain tract of land described in Receiver's Warranty Deed from Nancy Ellen Carroll, et al, to Martha Lillian Bufe, dated November 11, 1994 and recorded in Volume 11791, Page 89, Deed Records, Tarrant County, Texas; TOGETHER WITH that certain tract of land described in General Warranty Deed from Thomas D. Adair and wife, Margie W. Adair to Robert G. Bufe and wife, Martha L. Bufe, dated January 24, 1995 and recorded in Volume 11887, Page 1423, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southwest corner of the herein described tract of land, same being the southeast corner of Lot 1, Block 1, Pecan Gardens, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 3987, Plat Records, Tarrant County, Texas;

THENCE North 01 degrees 19 minutes 36 seconds East (directional control line), in the common boundary line between said herein described tract of land and said Lot 1, passing at a distance of 185.93 feet a found 5/8 inch iron rod on line for reference and being the northeast corner of said Lot 1 and continuing a total distance of 193.49 feet to a found 5/8 inch iron rod for corner, same being the northeast corner of a 7.50 foot wide strip of land dedicated for right-of-way by the aforementioned Plat recorded in Cabinet A, Slide 3987, in the present south right-of-way line of Tinker Road (having a variable width right-of-way) and being South 88 degrees 34 minutes 52 seconds East, a distance of 274.36 feet from a found 5/8 inch iron rod for the northwest corner of said 7.50 foot wide strip of land;

THENCE South 88 degrees 34 minutes 52 seconds East, in the present south right-of-way line of said Tinker Road, a distance of 18.28 feet to a set MAG nail in an existing asphalt drive approach for corner, same being the northwest corner of that certain tract of land described in Deed from Rober G. Bufe and wife, Martha L. Bufe, to the State of Texas, dated November 30, 2006 and recorded under Instrument No. D207028560, Deed Records, Tarrant County, Texas;

THENCE South 75 degrees 09 minutes 45 seconds East, in the south right-of-way line of Tinker Road and in the south boundary line of said State of Texas tract of land, a distance of 41.85 feet to a set 5/8 inch capped iron rod for corner, same being the beginning of a curve to the right with a radius of 274.80 feet, a chord bearing of South 74 degrees 08 minutes 46 seconds East and a chord distance of 134.46 feet;

THENCE in a Southeasterly direction, in said curve to the right, in the south right-of-way line of Tinker Road and in the south boundary line of said State of Texas tract of land, an arc distance of 135.84 feet to a set " X " cut in an existing concrete sidewalk for corner, same being the end of said curve to the right;

THENCE South 08 degrees 31 minutes 06 seconds East, continuing in the south boundary line of said State of Texas tract of land and where the south right-of-way line said Tinker Road intersects the west right-of-way line of State Highway No. 26 (Colleyville Boulevard, having a variable width right-of-way), a distance of 32.03 feet to a set " X " cut in an existing concrete sidewalk for corner;

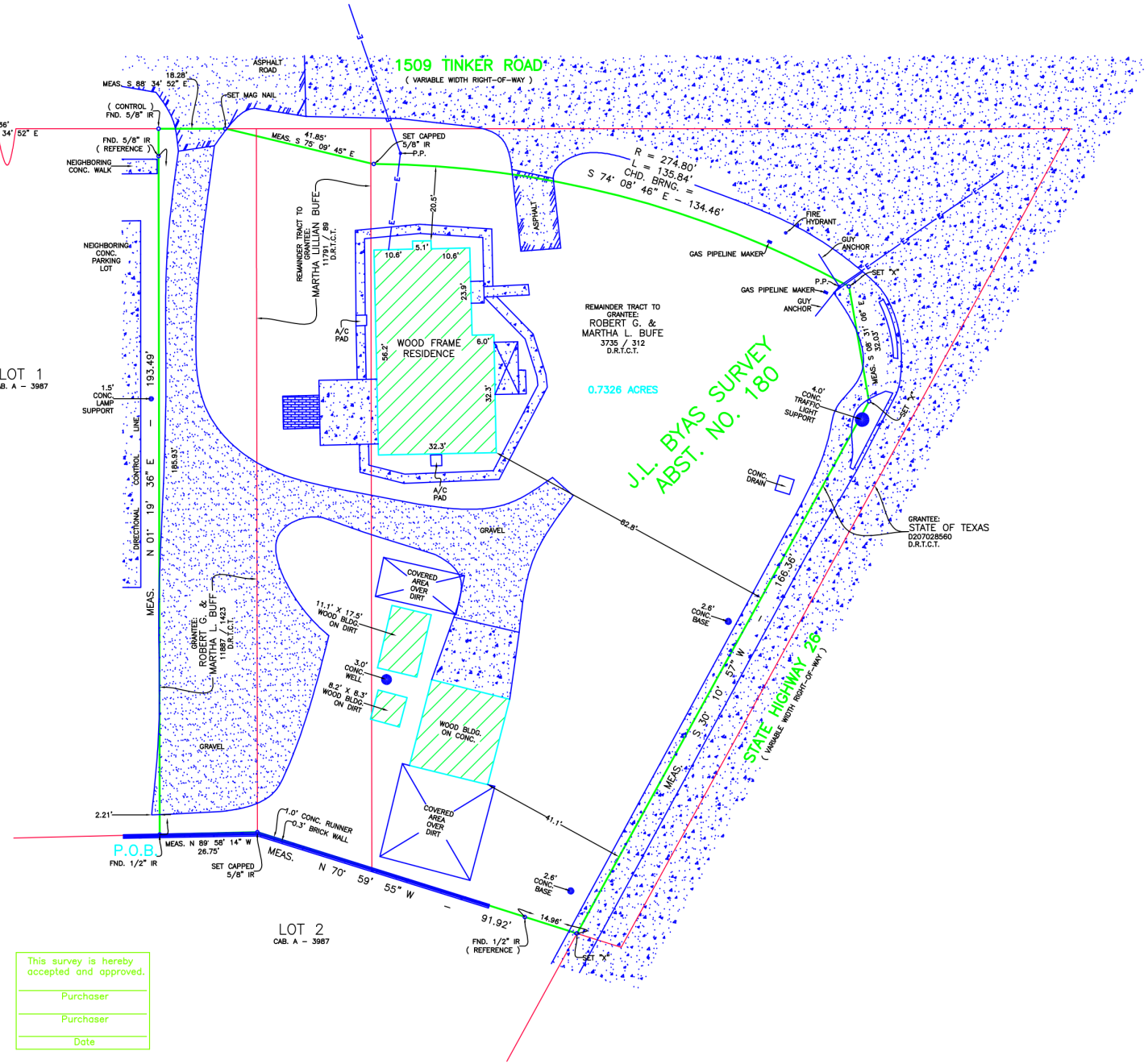
THENCE South 30 degrees 10 minutes 57 seconds West, continuing in the west boundary line of said State of Texas tract of land and in the west right-of-way line of said State Highway No. 26, a distance of 166.36 feet to a set " X " cut in an existing concrete sidewalk for corner, same being the northeast corner of a 10 foot wide strip of land dedicated for right-of-way by the aforementioned Plat recorded in Cabinet A, Slide 3987;

THENCE North 70 degrees 59 minutes 55 seconds West, departing said State Highway No. 26, passing at a distance of 10.21 feet the northwest corner of said 10 foot wide strip of land and continuing in the common boundary line between said herein described tract of land and Lot 2 of the aforementioned Block 1, Pecan Gardens, passing at a distance of 14.96 feet a found 1/2 inch iron rod on line for reference and continuing a total distance of 91.92 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 89 degrees 58 minutes 14 seconds West, continuing in the common boundary line between said herein described tract of land and said Lot 2, a distance of 26.75 feet to the POINT OF BEGINNING and containing 0.7326 acres of land, more or less.

GENERAL NOTES:

1. This survey plat was prepared without the benefit of a current title report and does not reflect all matters of record affecting this property. Only building lines and easements shown on the Plat of record are depicted on this survey plat.



SCALE: 1" = 20'

LEGEND	
	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797

STATE OF TEXAS REGISTERED DAVID J. ROSE 5448 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: MS DATE: 12-16-19

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE