Notes:
This lot is subject to the following:
(101)-Easement, Vol. 12042, Pg. 2126, O.P.R.T.C.T.
(106)-Easement, Inst. No. D223145196, O.P.R.T.C.T.
(101)-Easement, Vol. 12042, Pg. 1999, O.P.R.T.C.T.

Tech: JD Field: JC	According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0310 L, dated March 21, 2019, this property does not lie within a 100-Year Flood Hazard Area.
Job No: 230516d	

TRACT I: LOT 3-R, BLOCK 2, REVISION OF LOT 3 AND A PART OF LOT 6, BLOCK 2, TRUELAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-093, PAGE 971, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TRACT II: BEING PARTS OF LOTS 4, 5 AND 6, BLOCK 2, TRUELAND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 728, PAGE 632, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (PRTCT), ALSO BEING A TRACT OF LAND CONVEYED TO ST. TIMOTHY CHURCH (NO RECORDING INFORMATION FOUND, CONVEYANCE BASED ON TARRANT COUNTY APPRAISAL DISTRICT WEBSITE), DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

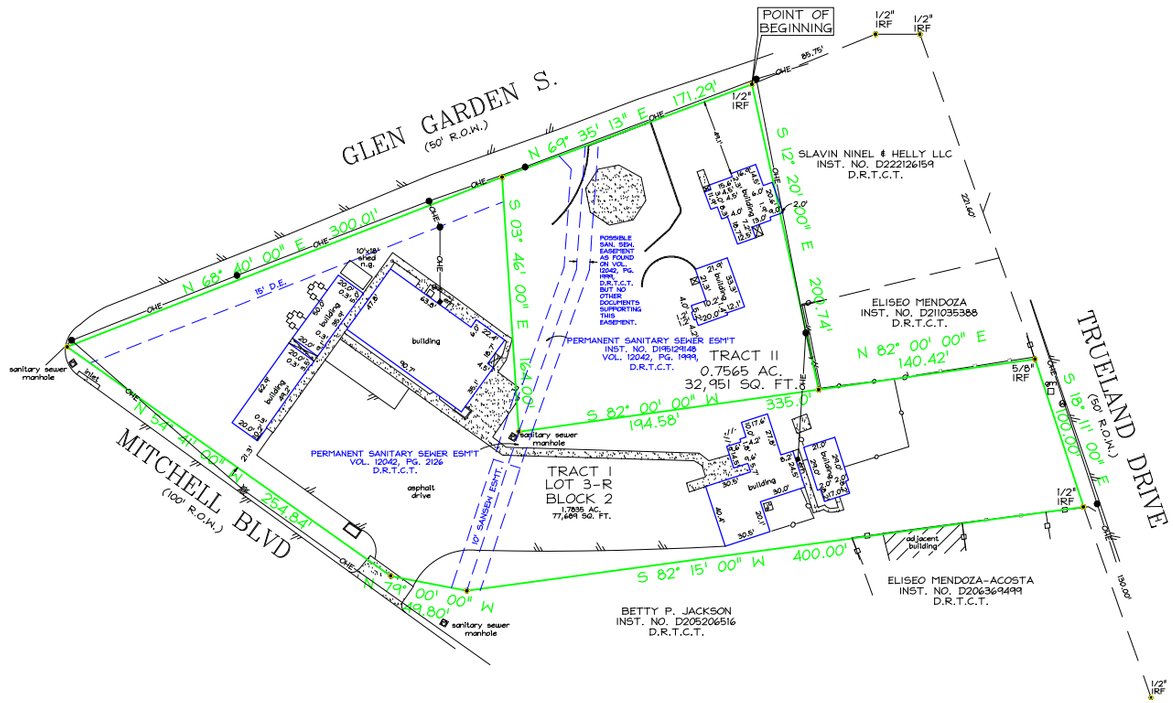
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF HEREIN TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SLAVIN NINEL & HELLY LLC, RECORDED IN INST. NO. D222126159, DRTCT, SAID IRON ROD ALSO BEING IN THE SOUTH ROW LINE OF GLEN GARDEN S.;

THENCE S 12°20'00" E, 200.74 FEET WITH THE WEST LINE OF SAID NINEL TRACT TO THE SOUTHEAST CORNER OF HEREIN TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ELISEO MENDOZA, RECORDED IN INST. NO. D211035388, DRTCT, ALSO BEING IN THE NORTH LINE OF LOT 3-R, BLOCK 2, TRUELAND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN VOLUME 388-93, PAGE 971, PRTCT;

THENCE S 82°00'00" W, 194.58 FEET WITH SAID NORTH LINE OF LOT 3-R TO THE SOUTHWEST CORNER OF HEREIN TRACT;

THENCE N 03°46'00" W, 164.00 FEET WITH THE EAST LINE OF SAID LOT 3-R TO THE NORTHWEST CORNER OF HEREIN TRACT AND A NORTHERLY CORNER OF SAID LOT 3-R, ALSO BEING IN SAID SOUTH ROW LINE OF GLEN GARDEN S.;

THENCE N 69°35'13" E, 171.29 FEET WITH SAID SOUTH ROW LINE OF GLEN GARDEN S. TO THE POINT OF BEGINNING AND CONTAINING 0.7565 ACRES (32,951 SQUARE FEET) OF LAND.



Scale: 1"=40'

STATE OF TEXAS
REGISTERED
WILLIAM S. ABRAHAM
2052
PROFESSIONAL LAND SURVEYOR

Address: 4201 MITCHELL BLVD & 3032 GLEN GARDEN DRIVE S.

G.F. No.: 2316564-MADA

Date: 06/01/2023

I, William S Abraham, Registered Professional Land Surveyor No. 2052, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except shown and said property has access to a public roadway, unless otherwise noted. This survey is for the exclusive use of those who have been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

LEGEND

B.C.	= Brick Column	P.A.E.	= Public Access Easement	—//—	= Wood Fence		= Concrete
B.L.	= Building Line	P.O.S.E.	= Public Open Space Easement	—o—	= Chain Link Fence		= Gravel
D.E.	= Drainage Easement	R.O.W.	= Right of Way	—□—	= Iron Fence		= Wood Deck, Porch
D/W	= Driveway	R.W.	= Retaining Wall	—X—	= Wire Fence		= Brick
E.T.	= Electric Transformer	S.E.	= Sight Easement	( )	= Record Data		= Stone or Rock
F.P.	= Fence Post	U.E.	= Utility Easement	( )	= Bearing Bases		
I.P.F.	= Iron Pipe Found	X.T.R.W.	= Railroad Tie Retaining Wall		= Covered porch, Entrance or Deck		
I.R.F.	= Iron Rod Found						
I.R.S.	= Iron Rod Set						
M.E.	= Maintenance Easement	O.H.E.	= Overhead Electric				

FULLER
LAND SURVEYING, INC.
Surveying Firm # 10018800

2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676