

SURVEY DESCRIPTION

Surveying Firm # 10091800

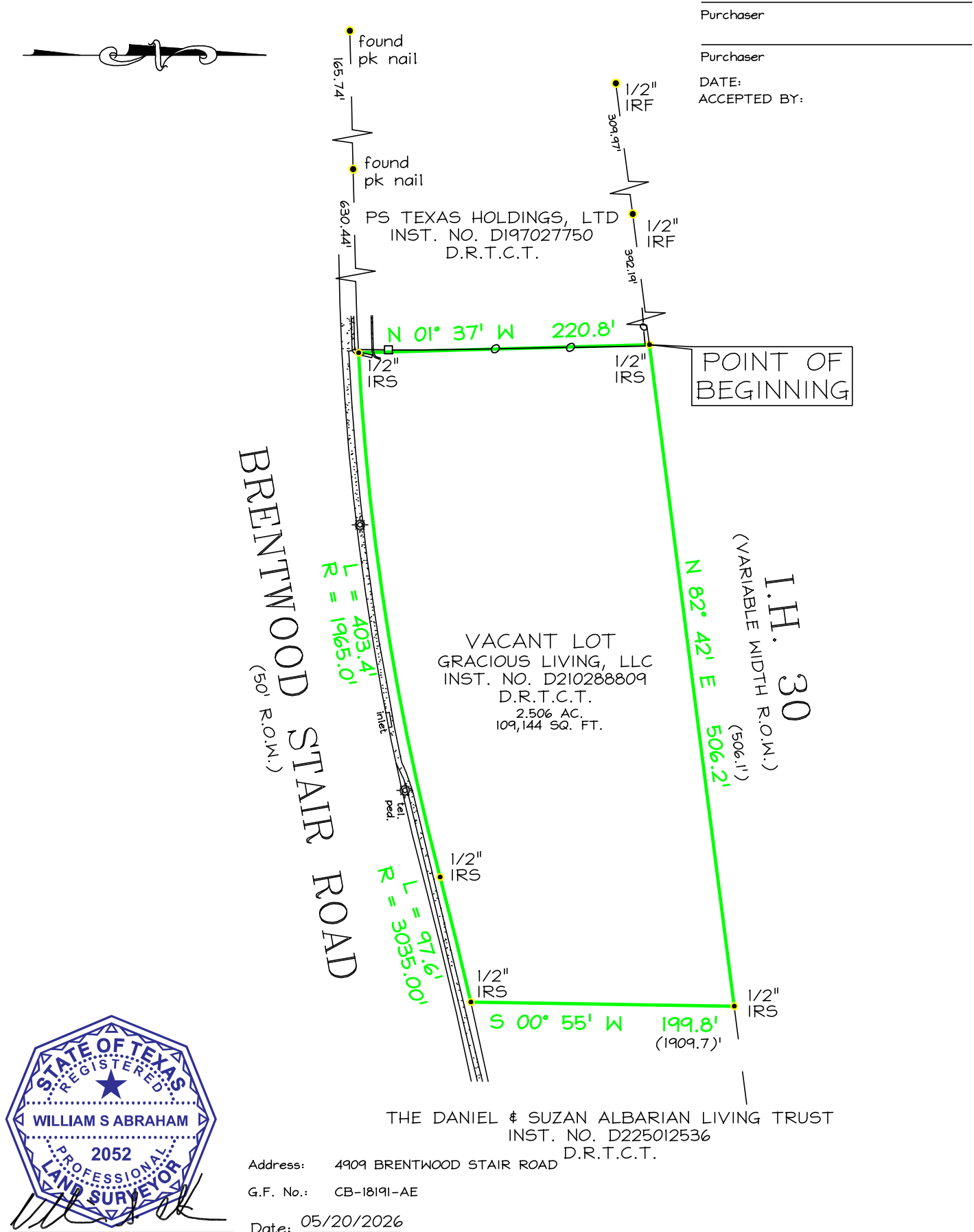
BEING A TRACT OF LAND SITUATED IN THE W. L. TANDY SURVEY, ABSTRACT NO. 1538, TARRANT COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEYED TO GRACIOUS LIVING, LLC, RECORDED IN INST. NO. D210288809, DEED RECORDS OF TARRANT COUNTY, TEXAS. SEE METES AND BOUNDS DESCRIPTION AS ATTACHED ON SHEET 2 OF 2.

Notes:
This lot is subject to the following:
(10f)-Easement, Vol. 1287, Pg. 617, R.P.R.T.C.T.
(10g)-Easement, Vol. 3487, Pg. 484, R.P.R.T.C.T.
(10f)-Easement, Vol. 4654, Pg. 830, R.P.R.T.C.T.
According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0215 L, dated March 21, 2019, this property does not lie within a 100-Year Flood Hazard Area.

Scale: 1" = 100'
Tech: JD
Field: GR
Job No: 2605MK08

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

SHEET 1 OF 2



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 as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has 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.

FULLER
LAND SURVEYING, INC.

B.L. = Building Line	I.P.F. = Iron Pipe Found	● = Power Pole	—//— = Wood Fence
C.M. = Control Monument	I.R.F. = Iron Rod Found	● = Public Open Space Easement	—○— = Chain Link Fence
D.E. = Drainage Easement	I.R.S. = Iron Rod Set	P.O.S.E. = Public Open Space Easement	—□— = Iron Fence
D.U.E. = Drainage & Utility Easement	Capped "FULLER"	R.O.W. = Right of Way	—X— = Wire Fence
M.E. = Maintenance Easement ()	O.H.E. = Overhead Electric	⊗ = Water Meter	—■— = Electric Meter
ET = Electric Transformer ()	Record Data	U.E. = Utility Easement	
	Bearing Basis	⊠ ^{gm} = Gas Meter	

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SHEET 2 OF 2

BEING A TRACT OF LAND SITUATED IN THE W. L. TANDY SURVEY, ABSTRACT NO. 1538, TARRANT COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEYED TO GRACIOUS LIVING, LLC, RECORDED IN INST. NO. D210288809, DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRTCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF HEREIN TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PS TEXAS HOLDINGS, LTD, RECORDED IN INST. NO. D197027750, DRTCT, SAID IRON ROD ALSO BEING IN SOUTH ROW LINE OF I.H. 30;

THENCE N 82°42' E, 506.2 FEET (DEED CALL – 506.1 FEET) WITH SAID SOUTH ROW LINE OF I.H. 30 TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF HEREIN TRACT AND NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE DANIEL & SUZAN ALBARIAN LIVING TRUST, RECORDED IN INST. NO. D225012536, DRTCT;

THENCE S 00°55' W, 199.8 FEET (DEED CALL 1909.7 FEET) WITH WEST LINE OF SAID ALBARIAN TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF HEREIN TRACT AND THE SOUTHWEST CORNER OF SAID ALBARIAN TRACT, SAID IRON ROD ALSO BEING IN NORTH ROW LINE OF BRENTWOOD STAIR ROAD (70' ROW) AND AT THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 3035.00 FEET AND WHOSE CHORD BEARS S 76°11'32" W, 97.60 FEET;

THENCE IN A WESTERLY DIRECTION WITH SAID NORTH ROW LINE OF BRENTWOOD STAIR ROAD AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 97.6 FEET TO A 1/2 INCH IRON ROD SET FOR A SOUTHEASTERLY CORNER OF HEREIN TRACT AND AT THE POINT OF REVERSE CURVATURE TO THE RIGHT WHOSE RADIUS IS 1965.0 FEET AND WHOSE CHORD BEARS S 81°09'08" W, 402.69 FEET;

THENCE IN A WESTERLY DIRECTION WITH SAID NORTH ROW LINE OF BRENTWOOD STAIR ROAD AND SAID CURVE TO THE RIGHT AN ARC DISTANCE 403.4 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN TRACT AND THE SOUTHEAST CORNER OF SAID PS TEXAS TRACT;

THENCE N 01°37' W, 220.8 FEET WITH EAST LINE OF SAID PS TEXAS TRACT TO THE POINT OF BEGINNING AND CONTAINING 2.506 ACRES (109,144 SQUARE FEET) OF LAND.



Address: 4909 BRENTWOOD STAIR ROAD
G.F. No.: CB-18191-AE
Date: 05/20/2026

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 as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has 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.

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