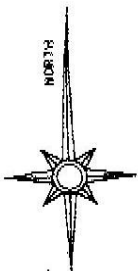


BEARINGS CORRELATED TO THE WEST LINE OF SAID RILEY TRACT, V. 7988, P. 1216



SCALE: 1"=50'

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480002 0430 H EFFECTIVE DATE 8-2-1985 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA

J. RUSSELL SURVEY ABST. NO. 1361

FRANKIE F. NESSLER V. 1148, P. 543

PETER ROUCHE SURVEY ABST. NO. 1338

JAMES VERGIL McCLURE V. 5612, P. 312

J. RUSSELL SURVEY ABST. NO. 1328

Legal Description

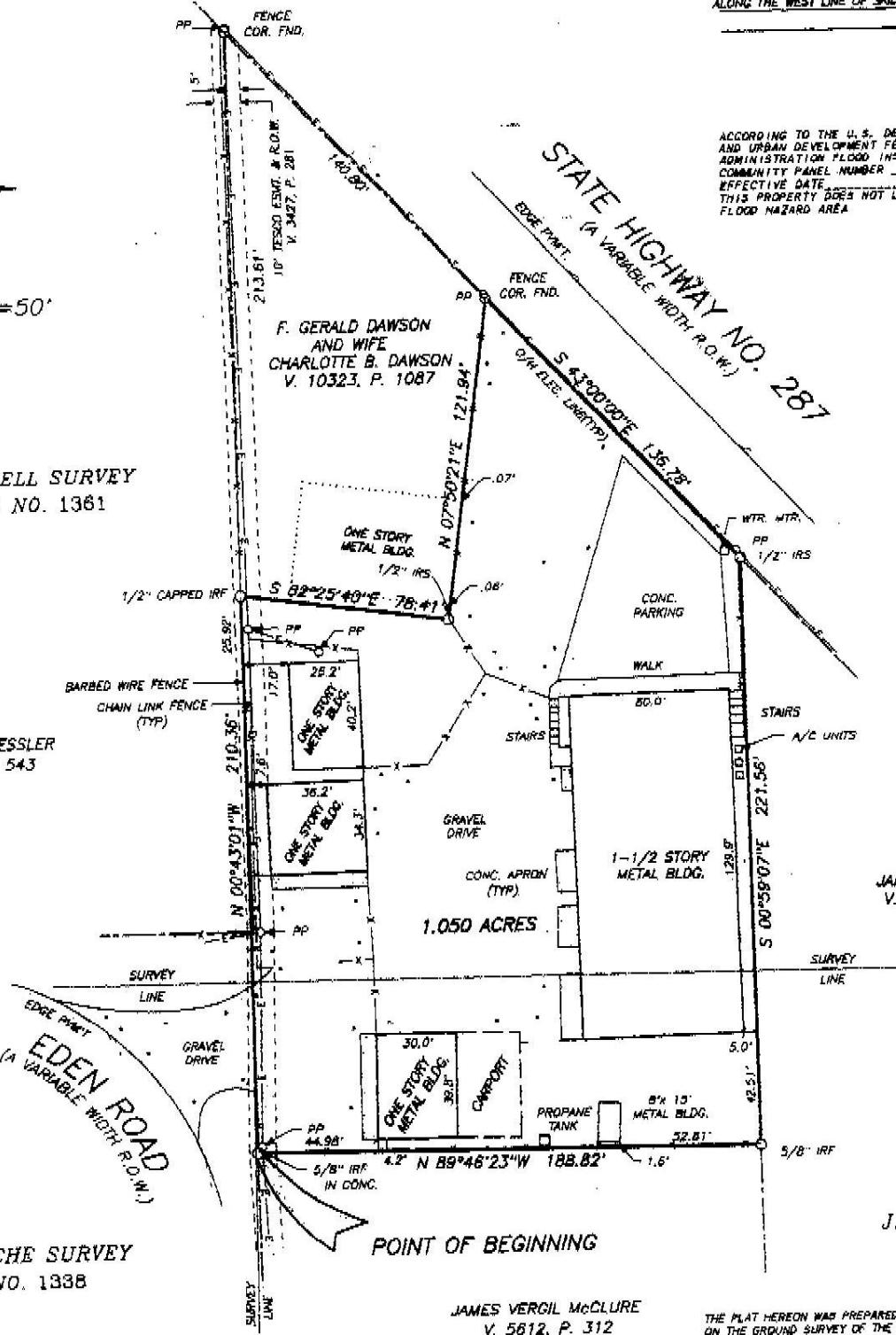
1.050 acres situated in the J. RUSSELL SURVEY, Abst. No. 1361 and the J. RUSSELL SURVEY, Abst. No. 1328, Tarrant County, Texas, being a portion of that certain tract of land conveyed to Doyle Riley, by deed recorded in Volume 1148, Page 1216. Deed Records, Tarrant County, Texas, said 1.050 acres being more particularly described, as follows:

Beginning at a 5/8" iron rod found in concrete at the southwest corner of said Riley tract, in the east line of Eden Road, (a variable width R.O.W.), being (per deed call) South 00 degrees 43 minutes 01 seconds East 65.00 feet from the southwest corner of said RUSSELL SURVEY, Abst. No. 1328;

Then North 00 degrees 43 minutes 01 seconds West, along the east line of said Eden Road, at 65.00 feet passing the east corner of that certain tract of land conveyed to Frankie F. Nessler, by deed recorded in Volume 1148, Page 1216, Deed Records, Tarrant County, Texas, and continuing along the common line of said Riley and Nessler tracts, in the east line of said Riley tract, to a 1/2" capped iron rod found at the northwest corner of said Riley tract and the southwest corner of that certain tract of land conveyed to F. Gerald Dawson and wife Charlotte B. Dawson, by deed recorded in Volume 10323, Page 1087, Deed Records, Tarrant County, Texas;

Then South 82 degrees 25 minutes 40 seconds East, along the common line of said Riley and Dawson tracts, to a 1/2" iron rod;

Then North 07 degrees 50 minutes 21 seconds East, continuing along the common line of said Riley and Dawson tracts, to a fence corner found in the southwesterly line of State Highway No. 287 (a variable width R.O.W.);



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, EXCEPT AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT. THERE ARE NO ENCROACHMENTS, PROTRUSIONS, OR APPARENT EASEMENTS, EXCEPT AS SHOWN.

Brent A. Mizell
Brent A. Mizell
Registered Professional Land Surveyor
Texas Registration No. 1967
February 23, 2000

