



6767 Silver Saddle Road

Being a tract of land situated in the Robert Bissett Survey, Abstract No. 192, Tarrant County, Texas, same being a portion of that tract of land conveyed to Betty Gene (Jones) Richardson, by deed recorded in Volume 11649, Page 1073, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to R.F. Richardson, Jr., and wife, Sara Richardson, by deed recorded in Instrument No. D202308757, Official Public Records of Tarrant County, Texas, and lying along the North line of Lot 4, Block 2, West 20 Business Park, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 7141, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 59 seconds East, along said North line of Lot 4 Block 2, West 20 Business Park, a distance of 83.40 feet to a point for corner, said corner being the POINT OF BEGINNING of that tract herein described tract;

THENCE North 00 degrees 16 minutes 01 second West, a distance of 120.00 feet to a point for corner;

THENCE North 89 degrees 43 minutes 59 seconds East, a distance of 20.00 feet to a point for corner;

THENCE North 00 degrees 16 minutes 01 second West, a distance of 91.00 feet to a point for corner, said corner lying along the South line of Richard Forest Richardson, Jr., and Sara Armstrong Richardson, by deed recorded in Volume 11172, Page 1088, Deed Records of Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 59 seconds East, along said South line of Richardson tract (11172/1088), passing at a distance of 49.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying", at the Southeast corner of said Richardson tract (11172/1088), and continuing a total distance of 134.54 feet to a point for corner;

THENCE North 00 degrees 16 minutes 01 second West, a distance of 284.73 feet to a point for corner, said corner being the Northeast corner of said remainder tract, and lying along the South line of Silver Saddle Road (60 foot right-of-way, as recorded in Volume 5861, Page 710, Deed Records of Tarrant County, Texas);

THENCE North 89 degrees 43 minutes 59 seconds East, along said South line of Silver Saddle Road, passing at a distance of 183.17 feet to a 100d nail found on-line for reference, and continuing a total distance of 197.17 feet to a 1/2 inch iron rod found for corner, said corner lying in the centerline of a Road Easement, as recorded in Volume 6276, Page 953, Deed Records of Tarrant County, Texas and Northwest corner of that tract of land conveyed to Riki Lee Clements, by deed recorded in Instrument No. D216050992, Official Public Records of Tarrant County, Texas;

THENCE South 00 degrees 16 minutes 01 second East, along the centerline of said Road Easement and West line of said Clements tract, a distance of 495.73 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to P & P Management, LLC, a Texas limited liability company, by deed recorded in Instrument No. D216050995, Official Public Records of Tarrant County, Texas, same lying along the centerline of a Road Easement, by deed recorded in Volume 6787, Page 2383, Deed Records of Tarrant County, Texas, and lying along the North line of Lot 6 in Block 2, West 20 Business Park, from which a 1/2 inch iron rod found bears North 89 degrees 43 minutes 59 seconds East, a distance of 14.00 feet at the Southeast corner of said Road Easement (6787/2383);

THENCE South 89 degrees 43 minutes 59 seconds West, along said North line of Lot 6 in Block 2, West 20 Business Park, passing at a distance of 14.00 feet to a 100d nail found on-line for reference, and continuing a total distance of 351.71 feet to the POINT OF BEGINNING and containing 128,531 square feet or 2.95 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Richard Forest Richardson, Jr. and Rattikin Title Company, in connection with the transaction described in G.F. No. 25-0597 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 29th day of April, 2025

Abel P. Stendahl
Registered Professional Land Surveyor



NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 5890, PAGE 561, VOLUME 5955, PAGE 333, VOLUME 1722, PAGE 202, VOLUME 5829, PAGE 573, VOLUME 5861, PAGE 710, VOLUME 5890, PAGE 557, VOLUME 16094, PAGE 20, VOLUME 5938, PAGE 592, VOLUME 6276, PAGE 953, VOLUME 6787, PAGE 2383, VOLUME 6982, PAGE 1181

NOTE:
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

LINE	BEARING	DISTANCE
L1	N 89°43'59" E	20.00'

RATTIKIN TITLE

NOTE: According to the F.I.R.M. in Map No. 48439C0260K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ DATE: _____ SIGNATURE: _____ DATE: _____

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT	LEGEND	ASPHALT PAVING
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	CHAIN LINK FENCE
1/2" IRON ROD SET	COLUMN	WOOD FENCE
1" IRON PIPE FOUND	AC - AIR CONDITIONING	0.5" WIDE TYPICAL BARBED WIRE
5/8" ROD FOUND	FIRE HYDRANT	IRON FENCE
FENCE POST CORNER	OVERHEAD ELECTRIC SERVICE	PIPE FENCE
1000 NAIL FOUND	OVERHEAD POWER LINE	COVERED PORCH/DECK OR CARPORT
UNDERGROUND ELECTRIC	CONCRETE PAVING	
OVERHEAD ELECTRIC	DOUBLE SIDED WOOD FENCE	
POWER POLE		
POINT FOR CORNER		
GRAVEL/ROCK ROAD OR DRIVE		

CBG SURVEYING TEXAS LLC				
419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtllc.com				
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	04/29/2025	2506063	SEE CERT.	MARIA

2.95 ACRES	
ROBERT BISSETT SURVEY, ABSTRACT NO. 192	
TARRANT COUNTY, TEXAS	
6767 SILVER SADDLE ROAD	