

2701 SUNSET RIDGE DRIVE, STE 303 ROCKWALL, TEXAS 75032 FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 8149 ANGLIN DRIVE

in the City of FORT WORTH, TARRANT Cour

STATE OF TEXAS: COUNTY OF TARRANT:

BEING all that certain lot, tract or parcel of land situated in the Shelby County School Land Survey, Abstract No. 1375, Tarrant County, Texas, being a portion of a tract of land described in deed to Barbara A. Novikoff, individually, recorded under Instrument No. D222197534, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 5/8 inch iron rod found in the East line of Anglin Drive, at the Northwest corner of a tract of land described in deed to Orville W. Sewell and wife, Sharon S. Sewell, recorded in Volume 7911, Page 652 (D.R.T.C.T.), being the Southwest corner of herein described tract of land;

THENCE North 00 deg. 35 min. 24 sec. West, with the East line of said Anglin Drive a distance of 400.84 feet to a point at the Southwest comer of a tract of land described in deed to Bill Randall Weston and wife, Carolyn Sue Weston, recorded in Volume 7787, Page 927 (D.R.T.C.T.);

THENCE North 89 deg. 22 min. 27 sec. East, a distance of 709.91 feet to a ½ inch iron rod found in the West line of a Texas Electric Service Company, recorded in Volume 3553, Page 465 (D.R.T.C.T.), at the Southeast corner of said Weston tract; THENCE South 00 deg. 41 min. 37 sec. East, with the West line of said Texas Electric Service company tract a distar 400.18 feet to a 1 inch iron rod found in the North line of said Sewell tract;

THENCE South 89 deg. 19 min. 16 sec. West, a distance of 710.64 feet to the PLACE OF BEGINNING and con 284,470.29 square feet or 6.531 acres of land.

BEING all that certain lot, tract or parcel of land situated in the Shelby County School Land Survey, Abstract No. 1375, Tarrant County, Texas, being a portion of a tract of land described in deed to Barbara A. Novikoff, individually, recorded under Instrument No. D222197534, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING at a 5/8 inch iron rod found in the East line of Anglin Drive, at the Northwest corner of a tract of land described in deed to Orville W. Sewell and wife, Sharon S. Sewell, recorded in Volume 7911, Page 652 (D.R.T.C.T.), being the Southwest corner of said Novikoff tract;

THENCE North 89 deg. 19 min. 16 sec. East, with the North line of said Sewell tract a distance of 935.64 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set in the East line of a tract of land described in deed to Texas Electric Service Company, recorded in Volume 3553, Page 465 (D.R.T.C.T.), being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNINIG;

THENCE North 00 deg. 41 min. 374 sec. West, with the East line of said Texas Electric Service Comp 400.17 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner;

THENCE North 89 deg. 22 min. 27 sec. East, a distance of 176.07 feet to a 1/2 inch yello Surveying" set in the Southwest line of said Texas Electric Service Company tract;

50D NAIL FOR REFE N 71°36'05" w -

89°22'27" E

709.91'

RANDALL WESTON AND W CAROLYN SUE WESTON VOL. 7787, PG. 927 D.R.T.C.T.

JASON MCCURDY
INST.NO. D223000787
D.R.T.C.T.

89°22'2'

7" E

1571.63'

ACT #3
SQUARE FEET
08 ACRES

10' PIPELINE EASEMENT INST.NO. D206284495

5' PERMANENT SAN. SEW. EASEMENT .NO. D210275277

399.50'HR (A)

ANGLIN DRIVE

L2

TEXAS ELECTRIC SERVICE COMPANY VOL. 3553, PG. 465 D.R.T.C.T. L3

221.99' H 5/8

다. 다.

ORVILLE W. SEWELL AND WIFE SHARON S. SEWELL VOL. 7911, PG. 652 D.R.T.C.T.

5' T.P.&L. ESMT. 5916, PG. 875

RVILLE W. SEWELL AND WIFE,
SHARON S. SEWELL
VOL. 7911, PG. 652
D.R.T.C.T.

89°22'10"

€>

1152.26

POST

THENCE South 46 deg. 50 min. 14 sec. East, a distance of 578.20 feet to a 1/2 inch yellow-capped iron rod stamped "B Surveying" set in the North line of said Sewell tract; THENCE South 89 deg. 22 min. 10 sec. West, a distance of 593.00 feet to the PLACE OF BEGINNING and containing 153,871.78 square feet or 3.532 acres of land. apped iron rod stamped "Burns

TRACT #3

L5

IESI TX LANDFILL, LP INST.NO. D202040557 D.R.T.C.T.

BEING all that certain lot, tract or parcel of land situated in the Shelby County School Land Survey, Abstract No. 1375, Tarrant County, Texas, being a portion of a tract of land described in deed to Barbara A. Novikoff, individually, recorded under Instrument No. D222197534, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING at a 5/8 inch iron rod found in the East line of Anglin Drive, at the Northwest corner of a tract of land described in deed to Orville W. Sewell and wife, Sharon S. Sewell, recorded in Volume 7911, Page 652 (D.R.T.C.T.), being the Southwest corner of said Novikoff tract;

THENCE North 89 deg. 19 min. 16 sec. East, with the North line of said Sewell tract a distance of 1745.42 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set in the Northeast line of a tract of land described in deed to Texas Electric Service Company, recorded in Volume 3533, Page 465 (D.R.T.C.T.), being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

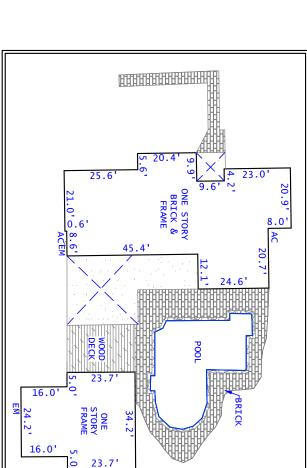
THENCE North 46 deg. 50 min. 19 sec. West, a distance of 578.18 feet to a 1/2 inch yellow-capped iron rod stamped "Bu Surveying" set at the Southwest corner of a tract of land described in deed to Jason McCurdy, recorded under Instrument No. D223000787 (D.R.T.C.T.);

THENCE South 00 deg. 20 min. 39 sec. East, with the West line of said IESI TX Landfill, LP tract a distance of 400.00 feet to a point at the Northeast corner of said Sewell tract; HENCE North 89 deg. 22 min. 27 sec. East, passing at a distance of 1339.67 feet a fence post found on line for reference and continuing for a total distance of 1571.63 feet to a point in the West line of a tract of land described in deed to IESI TX andfill, LP., recorded under Instrument No. D202040557 (D.R.T.C.T.), at the Southeast corner of said McCurdy tract;

THENCE South 89 deg. 22 min. 10 sec. West, passing at a distance of 286.90 feet a fence post found on line for reference and continuing for a total distance of 1152.26 feet to the PLACE OF BEGINNING and containing 544,851 square feet or 12.508 acres of land.



LENGTH BEARING 400.84' N 00°35'24" W 400.18' S 00°41'37" E 400.17' N 00°41'37" W 176.07' N 89°22'27" E
BEARI 00°35 00°41 00°41 89°22



20.7' 12.1' POOL POOL BRICK 23.7' G. 0' FRAME 5 16.0' 5 TORY FRAME 5 16.0' 5 TORY FRAME 5 16.0'	20.9' 5	(NOT TO SCALE)

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS VOL. 3944, PG. 136; VOL. 5079, PG. 52; VOL. 6124, PG. 791;

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

MMCKNIGHT

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY MCKNIGHT TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

WOOD FENCE TRON FENCE — WIRE FENCE — TRONG TO THE PROPERTY LINE TO THE PROPERTY SETBACK — TRONG TO THE PRO

202504493	.: -CB-14475-VL	05-29-2025	1" = 200'
MCKNIGHT TITLE	OTHER FOR ANY LOSS RESULTING THEREFROM.	AND UNDERSIGNED IS NOT RESPONSIBLE TO	USE OF THIS SURVEY FOR ANY OTHER PURPOSE

Job G.

by:

F. No.:



