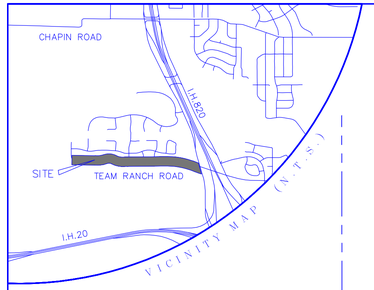

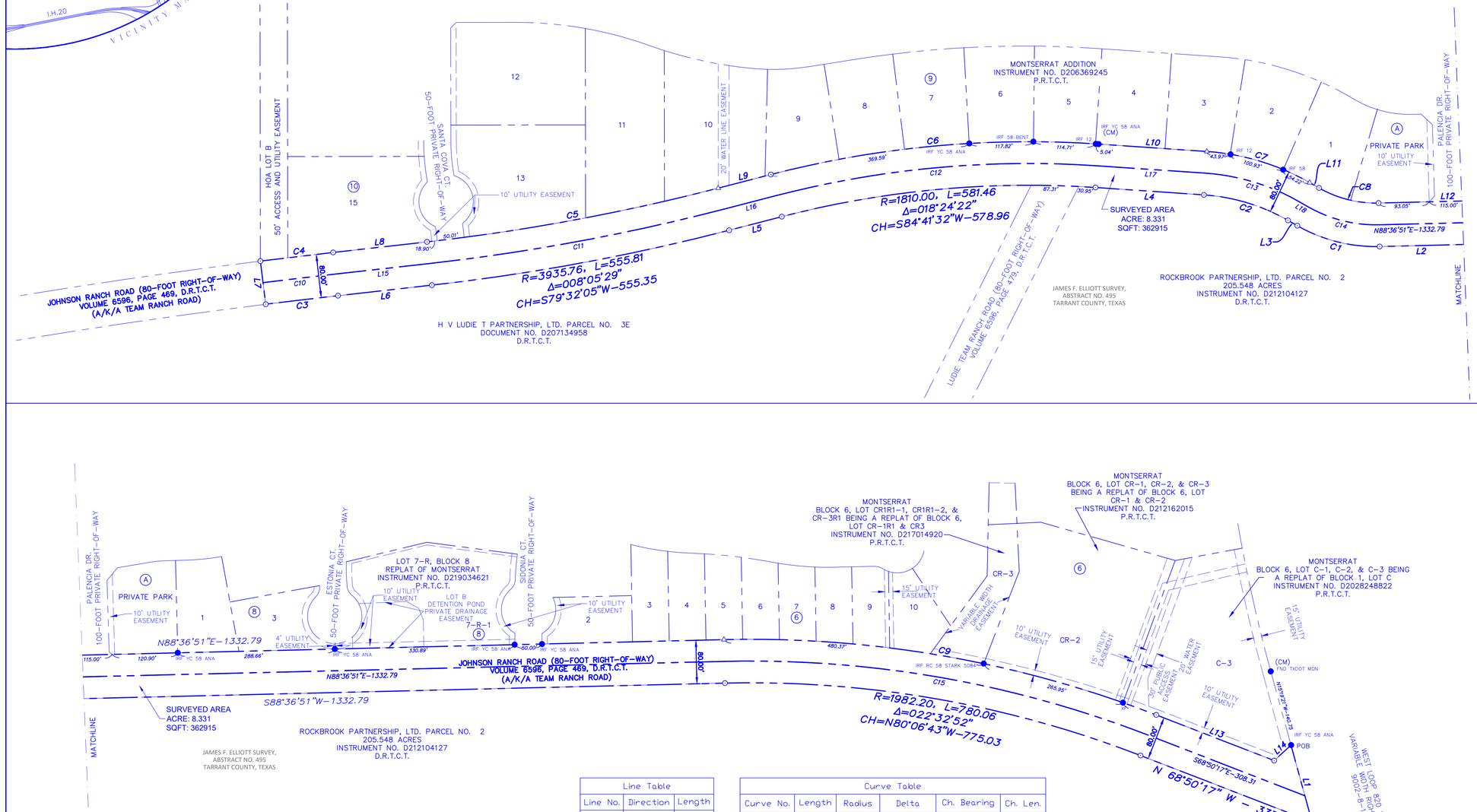

METES AND BOUNDS DESCRIPTION

BEING 8.331 ACRES OF LAND SITUATED IN THE JAMES F. ELLIOTT SURVEY, ABSTRACT NUMBER 495, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS JOHNSON RANCH ROAD, RECORDED IN VOLUME 6596, PAGE 469, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) ALSO KNOWN AS TEAM RANCH ROAD, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE INTERSECTION OF THE NORTH LINE OF SAID JOHNSON RANCH ROAD (80-FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF WEST LOOP 820 SOUTH (VARIABLE WIDTH RIGHT-OF-WAY), CONTROL 9002, PROJECT 8, JOB NO. 13, SAID INTERSECTION BEING LOCATED AT THE SOUTHEAST CORNER OF LOT C-3, BLOCK 6 OF MONTSERRAT BLOCK 6, LOT C-1, C-2, & C-3 BEING A REPLAT OF BLOCK 1, LOT C, RECORDED IN INSTRUMENT NO. D2028248822, PLAT RECORDS TARRANT COUNTY, TEXAS (P.R.T.C.T.) FROM WHICH A TXDOT MONUMENT FOUND IN SAID WEST LOOP 820 RIGHT-OF-WAY BEARS NORTH 15 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 140.75 FEET;

THENCE SOUTH 15 DEGREES 19 MINUTES 21 SECONDS EAST, ALONG SAID WEST LOOP 820 RIGHT-OF-WAY LINE, A DISTANCE OF 146.21 FEET TO A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED 'OSC 10194132' SET, HEREINAFTER REFERRED TO AS SET IRON ROD AT THE INTERSECTION OF SAID WEST LOOP 820 RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF SAID JOHNSON RANCH ROAD, SAID INTERSECTION BEING THE NORTHEAST CORNER OF A TRACT OF LAND CALLED PARCEL NO. 2, 205.548 ACRES, DESCRIBED IN DEED TO ROCKBROOK PARTNERSHIP, LTD., RECORDED IN INSTRUMENT NO. D212104127, D.R.T.C.T., FROM WHICH A TXDOT MONUMENT FOUND IN SAID WEST LOOP 820 RIGHT-OF-WAY BEARS SOUTH 15 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 309.03 FEET;

THENCE LEAVING SAID WEST LOOP 820 RIGHT-OF-WAY AND CONTINUING ALONG THE NORTH LINE OF SAID ROCKBROOK TRACT AND SAID SOUTH RIGHT-OF-WAY OF JOHNSON RANCH ROAD THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 68 DEGREES 50 MINUTES 17 SECONDS WEST, A DISTANCE OF 337.89 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,982.20 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 32 MINUTES 52 SECONDS AN ARC DISTANCE OF 780.06 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 06 MINUTES 43 SECONDS WEST, 775.03 FEET TO A SET IRON ROD;
3. SOUTH 88 DEGREES 36 MINUTES 51 SECONDS WEST, A DISTANCE OF 1,332.79 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 289.91 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 36 SECONDS AN ARC DISTANCE OF 157.92 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 46 MINUTES 52 SECONDS WEST, 155.97 FEET TO A SET IRON ROD;
5. NORTH 60 DEGREES 10 MINUTES 34 SECONDS WEST, A DISTANCE OF 19.75 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 360.00 FEET;
6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 45 SECONDS AN ARC DISTANCE OF 162.92 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 08 MINUTES 25 SECONDS WEST, 161.53 FEET TO A SET IRON ROD;
7. NORTH 86 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 199.50 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,810.00 FEET;
8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 24 MINUTES 22 SECONDS AN ARC DISTANCE OF 30.95 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY OF JOHNSON RANCH ROAD AND SAID NORTH LINE AND THE EAST RIGHT OF WAY OF LUDIE TEAM RANCH ROAD (80-FOOT RIGHT-OF-WAY), RECORDED IN VOLUME 6596, PAGE 479, D.R.T.C.T., SAID POINT BEING THE NORTHWEST CORNER OF SIAD ROCKBROOK TRACT, CONTINUING AT AN ARC DISTANCE OF 118.26 TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY OF JOHNSON RANCH ROAD THE WEST RIGHT-OF-WAY OF SAID LUDIE RANCH ROAD, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL NO. 3E IN DEED TO H V LUDIE T PARTNERSHIP, LTD. RECORDED IN DOCUMENT NO. D207134958, D.R.T.C.T., AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY OF JOHNSON RANCH ROAD THE NORTH LINE OF H V LUDIE T TRACT A TOTAL ARC DISTANCE OF 581.46 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 41 MINUTES 32 SECONDS WEST, 578.96 TO A SET IRON ROD;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY OF JOHNSON RANCH ROAD THE NORTH LINE OF H V LUDIE T TRACT THE FOLLOWING FIVE (4) COURSES AND DISTANCES:

1. SOUTH 75 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,935.76 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 05 MINUTES 29 SECONDS AN ARC DISTANCE OF 555.81 FEET AND A CHORD BEARING A DISTANCE OF SOUTH 79 DEGREES 32 MINUTES 05 SECONDS WEST, 555.35 FEET TO A SET IRON ROD;
3. SOUTH 83 DEGREES 34 MINUTES 50 SECONDS WEST, A DISTANCE OF 173.48 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11,419.16 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 40 MINUTES 17 SECONDS AN ARC DISTANCE OF 133.82 FEET A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 14 MINUTES 41 SECONDS WEST, 133.82 FEET TO A SET IRON ROD IN SAID SOUTH RIGHT-OF-WAY OF JOHNSON RANCH ROAD;

THENCE NORTH 7 DEGREES 05 MINUTES 28 SECONDS WEST, PERPENDICULARLY ACROSS SAID JOHNSON RANCH ROAD RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO A SET IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF SAID JOHNSON RANCH ROAD AT THE SOUTHWEST CORNER OF HOA LOT B, BLOCK 10 AND A 50-FOOT ACCESS AND UTILITY EASEMENT ACCORDING TO THE PLAT DESCRIBED AS MONTSERRAT ADDITION, RECORDED IN INSTRUMENT NO. D206369245, P.R.T.C.T AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 11,499.16 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF JOHNSON RANCH ROAD AND SOUTH LINE OF SAID MONTSERRAT ADDITION THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES;

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 40 MINUTES 17 SECONDS AN ARC DISTANCE OF 134.76 FEET A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 14 MINUTES 41 SECONDS EAST, 134.76 FEET TO A SET IRON ROD;
2. NORTH 83 DEGREES 34 MINUTES 50 SECONDS EAST, 173.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3,855.76 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 05 MINUTES 29 SECONDS AN ARC DISTANCE OF 18.90 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY OF JOHNSON RANCH ROAD AND THE WEST RIGHT OF WAY OF SANTA COVA COURT (50-FOOT PRIVATE RIGHT-OF-WAY, AN ARC DISTANCE OF 68.91 FEET TO THE NORTH RIGHT-OF-WAY OF JOHNSON RANCH ROAD AND THE EAST RIGHT OF WAY OF SANTA COVA COURT, CONTINUING A TOTAL ARC DISTANCE OF 544.51 FEET TO POINT FOR CORNER IN AN EXISTING WALL;
4. NORTH 75 DEGREES 29 MINUTES 21 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,890.00 FEET;
5. EASTERLY ALONG SAID CURVE, PASSING AT AN ARC DISTANCE OF 369.59 FEET A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE COMMON CORNER OF LOTS 6 AND 7, BLOCK 9, MONTSERRAT ADDITION, AT AN ARC DISTANCE OF 457.41 FEET A BENT 5/8-IRON ROD AT THE COMMON CORNER OF LOTS 5 AND 6, BLOCK 9, MONTSERRAT ADDITION, AT AN ARC DISTANCE OF 822.12 FEET A 1/2 IRON ROD AT THE COMMON CORNER OF LOTS 4 AND 5, BLOCK 9, MONTSERRAT ADDITION, CONTINUING THROUGH A CENTRAL ANGLE OF 18 DEGREES 24 MINUTES 22 SECONDS AN ARC DISTANCE OF 607.16 FEET A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 41 MINUTES 32 SECONDS EAST, 604.55 TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED 'ANA';
6. SOUTH 86 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 199.50 FEET TO A POINT FOR CORNER IN AN EXISTING WALL AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 440.00 FEET;
7. EASTERLY ALONG SAID CURVE, PASSING AT AN ARC DISTANCE OF 43.97 FEET A 1/2-INCH IRON ROD AT THE COMMON CORNER OF LOTS 2 AND 3, BLOCK 9, MONTSERRAT ADDITION, AT AN ARC DISTANCE OF 144.90 FEET A 5/8-INCH IRON ROD AT THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 9, MONTSERRAT ADDITION, AND CONTINUING THROUGH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 45 SECONDS AN ARC DISTANCE OF 199.12 FEET A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 08 MINUTES 25 SECONDS EAST, 197.43 FEET TO POINT FOR CORNER IN AN EXISTING WALL;
8. SOUTH 60 DEGREES 10 MINUTES 34 SECONDS EAST, A DISTANCE OF 19.75 FEET TO A SET IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 209.91 FEET;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 12 MINUTES 36 SECONDS AN ARC DISTANCE OF 114.34 FEET A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 46 MINUTES 52 SECONDS EAST, 112.93 FEET TO A SET IRON ROD;
10. NORTH 88 DEGREES 36 MINUTES 51 SECONDS EAST, AT 93.05 FEET PASSING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT OF WAY OF PALENCIA DRIVE (100-FOOT RIGHT-OF-WAY), AT 208.05 FEET PASSING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID PALENCIA DRIVE AT 329.95 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE COMMON LINE OF PRIVATE PARK A AND LOT 1 BLOCK 8, MONTSERRAT ADDITION, AT 617.81 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE COMMON LINE OF LOT 3 AND PARK AREA B, BLOCK 8, MONTSERRAT ADDITION, AT 948.53 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF SIDONIA COURT (50-FOOT PRIVATE RIGHT-OF-WAY), AT 998.50 FEET A 5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA' AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF SAID SIDONIA COURT, AND CONTINUING A TOTAL DISTANCE OF 1,332.79 FEET TO A POINT FOR CORNER IN A TREE AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,062.20 FEET;
11. EASTERLY ALONG SAID CURVE PASSING AT AN ARC DISTANCE 480.37 FEET A 5/8-INCH IRON ROD WITH RED CAP STAMPED 'STARK 5084' AT THE EAST LINE OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON MONTSERRAT BLOCK 6, LOT CR1R1-1, CR1R1-2, & CR-3R1 BEING A REPLAT OF BLOCK 6, LOT CR-1R1 & CR3, RECORDED IN INSTRUMENT NO. D217014920, P.R.T.C.T., AT AN ARC DISTANCE OF 746.32 FEET A 'X' CHISELED IN CONCRETE AT THE COMMON LINE OF LOTS CR-2 AND C-3, OR MONTSERRAT BLOCK 6, LOT CR-1, CR-2 & CR-3 BEING A REPLAT OF BLOCK 6, LOT CR-1 & CR-2, RECORDED IN INSTRUMENT NO. D212162015, P.R.T.C.T., AND CONTINUING THROUGH A CENTRAL ANGLE OF 22 DEGREES 32 MINUTES 52 SECONDS AN ARC DISTANCE OF 811.54 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 06 MINUTES 43 SECONDS EAST, 806.31 FEET TO A SET IRON ROD;
12. SOUTH 68 DEGREES 50 MINUTES 17 SECONDS EAST, A DISTANCE OF 232.32 FEET TO A SET IRON ROD;
13. NORTH 47 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 41.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.331 ACRES OR 326914 SQUARE FEET, MORE OR LESS.

BEARING BASIS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011). NORTH CENTRAL ZONE (4202). DISTANCES SHOWN ON PLAT ARE GRID DISTANCES.

SURVEYOR'S NOTES

1. THE INITIAL FIELD WORK WAS COMPLETED ON DECEMBER 18, 2023
2. EASEMENT RESEARCH LIMITED TO ONLY THOSE EASEMENTS PROVIDED TO SURVEYOR
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

SURVEYOR'S CERTIFICATE

BY: TREVOR JOSHUA CHERAMIE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6560

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R1-ADDRESS CITY OF FTW COMMENTS
R2-ADDRESS CITY OF FTW COMMENTS

LEGEND & SYMBOLS

(CM)	CONTROLLING MONUMENT	FND TXDOT MON	TYPE II TXDOT MONUMENT
P.O.B.	POINT OF BEGINNING	XF	FOUND CUT X
I.R.F.	IRON ROD FOUND	○	FOUND MONUMENT (AS NOTED)
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS	⊙	1/2" IRON ROD WITH ORANGE CAP STAMPED "OSC 10194132" SET (UNLESS NOTED)
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS	△	POINT FOR CORNER
IRF RC 58 STARK 5084	5/8 IRON ROD WITH RED CAP STAMPED 'STARK 5084'		BOUNDARY LINE
IRF 12	1/2 IRON ROD		ADJOINER LINE
IRF YC 58 ANA	5/8 IRON ROD WITH YELLOW CAP STAMPED 'ANA'		ABSTRACT LINE (APPROXIMATE)

Line Table		
Line No.	Direction	Length
L1	S15°19'21"E	146.21
L2	S88°36'51"W	1332.79
L3	N60°10'34"W	19.75
L4	N86°06'17"W	199.50
L5	S75°29'21"W	100.00
L6	S83°34'50"W	173.48
L7	N07°05'28"W	80.00
L8	N83°34'50"E	173.48
L9	N75°29'21"E	100.00
L10	S86°06'17"E	199.50
L11	S60°10'34"E	19.75
L12	N88°36'51"E	1332.79
L13	S68°50'17"E	232.32
L14	N47°33'09"E	41.92
L15	N83°34'50"E	173.48
L16	N75°29'21"E	100.00
L17	S86°06'17"E	199.50
L18	S60°10'34"E	19.75

Curve Table					
Curve No.	Length	Radius	Delta	Ch. Bearing	Ch. Len.
C1	157.92	289.91	031°12'36"	N75°46'52"W	155.97
C2	162.92	360.00	025°55'45"	N73°08'25"W	161.53
C3	133.82	11419.16	000°40'17"	S83°14'41"W	133.82
C4	134.76	11499.16	000°40'17"	N83°14'41"E	134.76
C5	544.51	3855.76	008°05'29"	N79°32'05"E	544.06
C6	607.16	1890.00	018°24'22"	N84°41'32"E	604.55
C7	199.12	440.00	025°55'45"	S73°08'25"E	197.43
C8	114.34	209.91	031°12'36"	S75°46'52"E	112.93
C9	811.54	2062.20	022°32'52"	S80°06'43"E	806.31
C10	134.29	11459.16	000°40'17"	N83°14'41"E	134.29
C11	550.16	3895.76	008°05'29"	N79°32'05"E	549.70
C12	594.31	1850.00	018°24'22"	N84°41'32"E	591.76
C13	181.02	400.00	025°55'45"	S73°08'25"E	179.48
C14	136.13	249.91	031°12'36"	S75°46'52"E	134.45
C15	795.80	2022.20	022°32'52"	S80°06'43"E	790.67

UTILITIES NOTE:

WARNING! UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BY MARKINGS MADE BY OTHERS AND MAPS PROVIDED. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. BEFORE ANY EXCAVATION OR CONSTRUCTION OPERATIONS BEGIN THE CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION.

BEFORE YOU DIG Texas811.com

0′ 50′ 100′ 200′
SCALE 1" = 100′

BOUNDARY SURVEY
SHOWING
A PORTION OF THE TEAM RANCH ROAD 80-FOOT RIGHT OF WAY JAMES F. ELLIOTT SURVEY, ABSSTRACT NO. 495 TARRANT COUNTY, TEXAS

PROJECT NO.	23000.006
DRAWN BY:	TJC
CHECKED BY:	DCO
SCALE:	1"=100'
DATE:	JANURARY 18, 2024
SHEET NO.	1 of 1