

## LEGAL DESCRIPTION

BEING a tract of land situated in both the John Watson Survey, Abstract No. 1670 and the B.D. Ford Survey, Abstract No. 37 of Tarrant County, Texas and being all of Lots 1, 2, & part of Lot 3, Block 1 of the White Settlement Heights, an addition to the City of Fort Worth as recorded in Volume 388-58, Page 565 of the Plat Records of Tarrant County, Texas and being more particularly described in metes and bounds as follows;

BEGINNING at a capped 1/2" iron rod stamped "4613" found for the southeast corner of Lot 122A of the Hassetts Gardens, an addition to the City of Fort Worth as recorded in Volume 388—K, Page 423 of the Plat Records of Tarrant County, Texas and said capped iron rod also being the southwest corner of said Lot 1, Block 1 of White Settlement Heights, and said capped iron rod also being in the north Right-of-Way (R.O.W.) line of White Settlement Road, a variable width R.O.W.;

THENCE N 00°07'00" W a distance of 383.82' to a capped 1/2" iron rod stamped "4613" found corner for the northwest corner of said Lot 1, said capped iron rod being at the most westerly southwest corner of Lot 1, Block 1, A. Cozart Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Page 7300 of the Plat Records of Tarrant County, Texas and said capped iron rod also being the southwest corner of said Lot 1, Block 1 of White Settlement Heights THENCE N 89°13'04" E following the most westerly south line of said Lot 1 a distance

of 657.84' to a capped 1/2" iron rod stamped "4613" found corner at an ell corner of said Lot 1, Block 1, A. Cozart Addition; THENCE S 00°34'49" E following the most southerly west line of said Lot 1, Block 1, A. Cozart Addition a distance of 394.61' to a capped 1/2" iron rod stamped "4613" found

corner at the most southerly southwest corner of said Lot 1, Block 1, A. Cozart Addition, said capped iron rod also being in the north ROW line of White Settlement Road; THENCE N 89°50'42" W following the north ROW line of White Settlement Road a distance of 661.00' to the POINT OF BEGINNING and containing 256,646 Square Feet or 5.892 Acres of land.

## SURVEYOR CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2016, and includes Items 1, 2, 3, 4, 8 and 11a (above ground) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that:

Proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

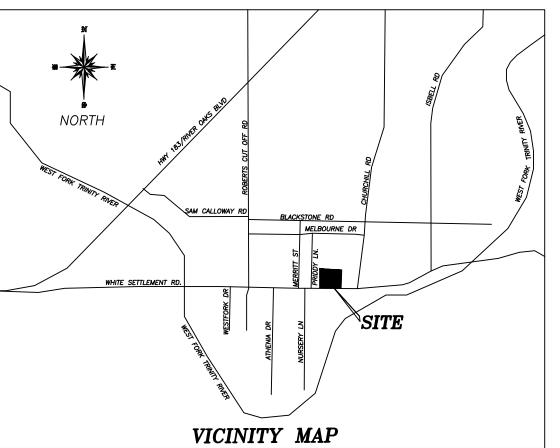
The easements shown on this survey are based upon a title commitment issued by Chicago Title Insurance Company, G.F. No. 14701—19—03325 and issued January 2, 2020.

DAVID J. SURDUKAN R.P.L.S. NO. 4613



WHITE SETTLEMENT ROAD ARIABLE WIDTH RIGHT—OF—WAY CONCRETE PAVEMENT





## FLOOD NOTE:

This tract falls in Zone X (unshaded) according to the Flood Insurance Rate Maps, Panel No. 48439C0170 L, Revised March 21, 2019 as published by the Federal Emergency Management Agency.

 The original copy will have original signatures, stamp seal and an impression seal. Copyright 2020, Surdukan Surveying, Inc.
 This survey is being provided solely for the use of the current parties. 4. This survey is subject to all easements of record. 5. The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State
Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).

ALTA SURVEY 5.892 ACRES LOTS 1, 2 AND PART OF 3, BLOCK 1 WHITE SETTLEMENT HEIGHTS AN ADDITION TO THE CITY OF FT. WORTH, TEXAS B.D. FORD SURVEY ABSTRACT NO. 37 CITY OF FT. WORTH TARRANT COUNTY, TEXAS

> SURDUKAN SURVEYING, INC. P.O. BOX 126 ANNA, TEXAS 75409 (972) 924-8200 FIRM NO. 10069500

DATE: NOVEMBER 23, 2020

SCALE 1" = 40"

DATE: FEBRUARY 13, 2020