



Reference No: 2006051557 G.F. No: 20-206662  
Title Co: WFG NATIONAL TITLE COMPANY  
Purchaser: CAMPUZANO

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the JAMES BRIDGEMAN SURVEY, Abstract No. 186, Tarrant County, Texas, and being described in Warranty Deed from J.S. Harp to J.D. Sanders, dated May 2, 1980 and recorded in Volume 7385, Page 317, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the most westerly or northwest corner of the herein described tract of land, same being the most northerly or northeast corner of that certain tract of land described in General Warranty Deed from China Lewis, Sr. and wife, Gretel K. Lewis to Royce A. Clater and wife, Sheila A. Clater, dated December 30, 1994 and recorded in Volume 11840, Page 623, Deed Records, Tarrant County, Texas and in the southeast right-of-way line of Speers Drive;

THENCE North 60 degrees 02 minutes 00 seconds East, in the southeast right-of-way line of said Speers Drive, a distance of 324.82 to a set "MAG" nail for corner, same being in the existing asphalt pavement for Retta Road;

THENCE South 30 degrees 02 minutes 11 seconds East, along said Retta Road, a distance of 199.26 feet to a set "MAG" nail for corner in said existing asphalt pavement;

THENCE South 60 degrees 12 minutes 44 seconds West, departing said Retta Road, passing at a distance of 28.00 feet a found 1/2 inch capped iron rod marked "BRITTAIN & CRAWFORD" for reference and continuing in the common boundary line between said herein described tract of land and that certain tract of land described in Warranty Deed from Nathaniel Ford and wife, Adell Ford to Edwin Norwood, dated September 15, 1995 and recorded in Volume 12103, Page 1417, Deed Records, Tarrant County, Texas, a total distance of 220.95 feet to the center of a found railroad tie fence post for corner;

THENCE South 58 degrees 39 minutes 20 seconds West, in the common boundary line between said herein described tract of land and that certain Lot 1, Block 1, Franklin Estates, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat recorded in Volume 388-212, Page 41, Plat Records, Tarrant County, Texas, a distance of 103.33 feet to the center of a found 5 inch wood fence post for corner;

THENCE North 30 degrees 11 minutes 49 seconds West, in the common boundary line between said herein described tract of land and the aforementioned Clater tract of land, a distance of 201.06 feet to the POINT OF BEGINNING and containing 1.484 acres of land, more or less.

GENERAL NOTES:

Easement as set out in 6200/551, RPRTCT, does not affect this property.

Tax tract numbers shown on this survey plat are based on the mapping system of Tarrant Appraisal District and are used only to aid in identifying land parcels.

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE  
SURVEYING LTD.

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

BOUNDARY LINE	LEGEND
BUILDING	
OVERHEAD UTILITIES	
FENCE	
BRICK	
WOOD DECK	
CONCRETE	

This survey is hereby  
accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797



DRAWN BY: PW

DATE: 6-8-2020

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE