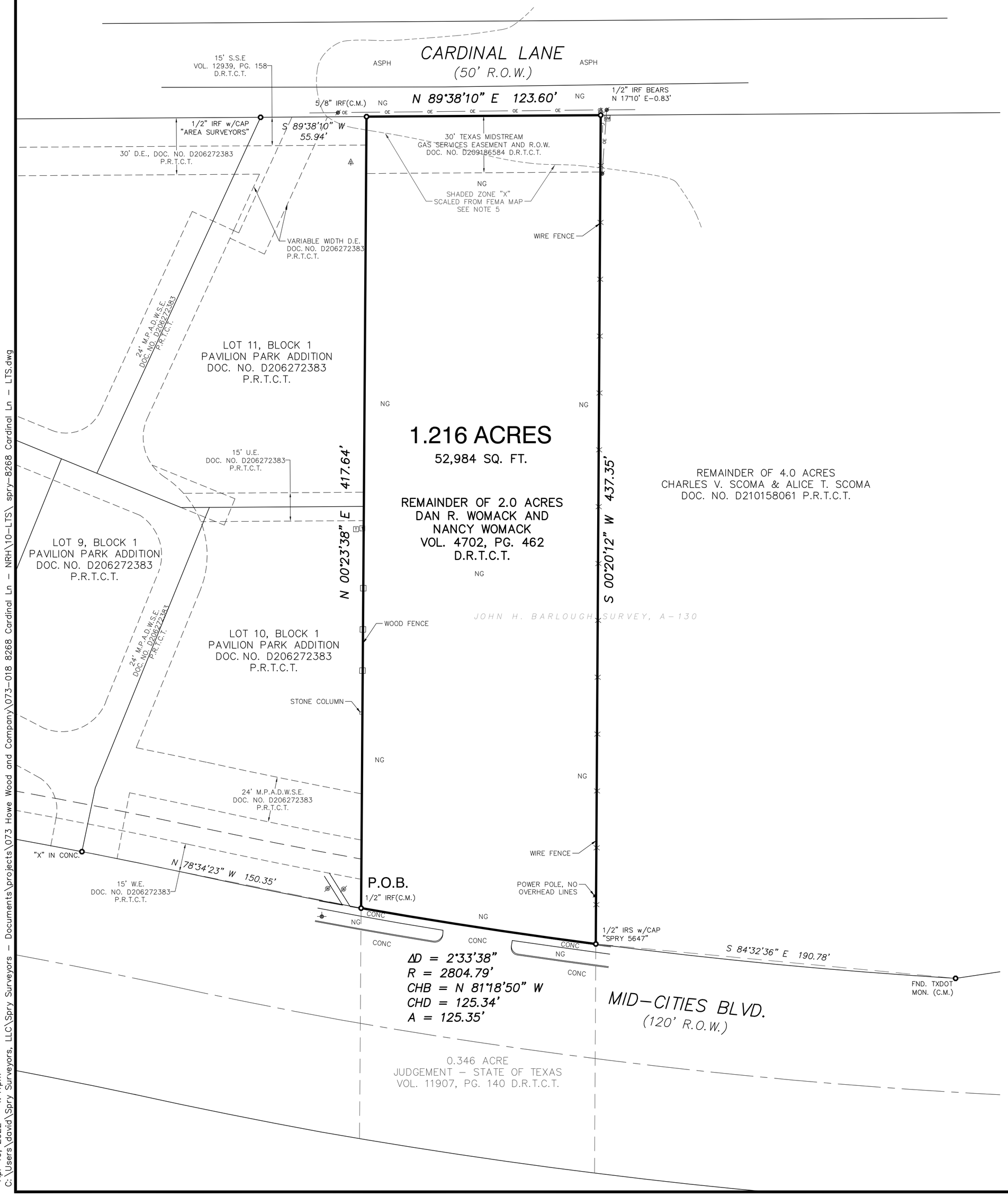

Graphic Scale in Feet

0 30' 60' 90'

SCALE: 1"=90'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.P.A.D.W.S.E.	MUTUAL PUBLIC ACCESS DRAINAGE, WATER LINE AND SEWER EASEMENT
CONC	CONCRETE
ASPH	DRAINAGE EASEMENT
NG	NATURAL GROUND

LEGEND

- BOUNDARY CORNER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- GAS METER
- GAS LINE MARKER
- COMMUNICATION PEDESTAL

LINETYPES

- OE OE OE OVERHEAD UTILITY LINE
- WIRE FENCE
- WOOD FENCE

METES AND BOUNDS DESCRIPTION
1.216 ACRES
IN THE J. BARLOUGH SURVYE, A-130
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

All that certain 1.216 acres of land, out of the 2.0 acre tract, described in the deed to Dan R. Womack and Nancy Womack, recorded in Volume 4702, Page 462 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the J. Barlough Survey, A-130, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southwest corner of the herein described tract, common to the southeast corner of Lot 10, Block 1, Pavilion Park Addition, recorded in Document Number D206272383 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), common to the northwest corner of the 0.346 acre tract described in the Judgement to the State of Texas, recorded in Volume 11907, Page 140 D.R.T.C.T., in the north right-of-way line of Mid-Cities Boulevard (120' R.O.W.);

THENCE North 00° 23' 38" East - 417.64' to a 5/8" iron rod found for the northwest corner of the herein described tract, common to the northeast of Lot 11 of said Block 1, Pavilion Park, in the south right-of-way line of Cardinal Lane (50' R.O.W.), from which a 1/2" iron rod with a cap stamped "Area Surveyors" found the northwest corner of said Lot 11, Block 1, Pavilion Park bears South 89° 38' 10" West - 55.94';

THENCE North 89° 38' 10" East - 123.60' to the northeast corner of the herein described tract, common to the northwest corner of the 4.0 acre tract described in the deed to Charles V. Scoma and Alice T. Scoma, recoded in Document Number D210158061 D.R.T.C.T., from which a found 1/2" iron rod bears North 17° 10' East - 0.83';;

THENCE South 00° 20' 12" West - 437.35' along the common line of said 2.0 acre and 4.0 acre tracts, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the southeast corner of said 0.346 acre tract, in the north right-of-way line of said Mid-Cities Boulevard, from which a found TXDOT monument bears South 84° 32' 36" East - 190.78', and which is a point on a curve to the right, having a central angle of 2° 33' 38", a radius of 2804.79' and a chord bearing and distance of North 81° 18' 50" West - 125.34';

THENCE along said curve to the right, along the north right-of-way line of said Mid-Cities Boulevard, an arc distance of 125.35' to the POINT OF BEGINNING and containing 1.216 acres (52,984 square feet) of land.

NOTES

1. This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by First American Title Guaranty Company, G.F. No. 2731346-DFW6D, effective date: March 21, 2022. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
2. The surveyed property is subject to the terms, conditions and stipulations in the Oil, Gas and Mineral Lease, recorded in Document Number D213127707 D.R.T.C.T.
3. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
5. According to the Flood Insurance Rate Map No. 48439C0205L, published by the Federal Emergency Management Agency, dated: March 21, 2019 the northern portion of the surveyed property along Cardinal Lane, shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits.

Certified to: Dan R. Womanck, Nancy Womack, and First American Title Guaranty Company

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2, Survey.

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

APRIL 11, 2022
CERTIFICATE DATE

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

DATE	REVISION NOTES
4-16-2022	ADDED LIMITS SHADED ZONE "X" TO SURVEY

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 • PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com

LAND TITLE SURVEY

1.216 ACRES
8268 CARDINAL LANE

IN THE J. BARLOUGH SURVEY, A-130
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 4/14/2022	SCALE: 1"=30'	PROJECT NO.: 073-018-10

Apr 16, 2022 - 4:41pm
C:\Users\david\Spry Surveyors, LLC\Spry Surveyors - Documents\projects\073 Howe Wood and Company\073-018 8268 Cardinal Ln - NRH\10-LTS\ spry-8268 Cardinal Ln - LTS.dwg

SITE