

PARCEL A

BEING a 2.1838 acre tract of land situated within the B. Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas, and being a portion of a called 15.129 acre tract of land as described in the deed to Fort Worth MF, LP recorded under Instrument No. 222146690 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut found at the intersection of the north right of way line of E. Bailey Boswell Road, a variable width right of way, as dedicated on the plat titled "Beltnill Infrastructure" recorded under Instrument No. D222036300 of said Official Public Records with the east right of way line of the Fort Worth and Denver Railroad Company right of way as described in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas;

THENCE NORTH 36 degrees 58 minutes 20 seconds WEST, 290.99 feet with the east right of way line of said Fort Worth and Denver Railroad Company right of way to the **POINT OF BEGINNING**;

THENCE NORTH 36 degrees 58 minutes 20 seconds WEST, 343.85 feet with the east right of way line of said Fort Worth and Denver Railroad Company right of way to the northwest corner of said called 15.129 acre tract of land;

THENCE NORTH 53 degrees 01 minute 40 seconds EAST, 404.88 feet with the northwest line of said called 15.129 acre tract of land to a re-entrant corner of said called 15.129 acre tract of land;

THENCE SOUTH 00 degrees 10 minutes 50 seconds EAST, 442.87 feet with the southerly prolongation of the west line of said called 15.129 acre tract of land to its intersection with the south line of said called 15.129 acre tract of land;

THENCE SOUTH 89 degrees 48 minutes 50 seconds WEST, 18.04 feet with the south line of said called 15.129 acre tract of land to a re-entrant corner of said called 15.129 acre tract of land;

THENCE SOUTH 53 degrees 01 minute 40 seconds WEST, 125.19 feet with the south line of said called 15.129 acre tract of land to the **POINT OF BEGINNING**, containing 2.1838 acres.

NOTES:

1. Basis of Bearings: Texas Coordinate System of 1983, North Central Zone.
2. A plat of same date accompanies this legal description.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Bowman Consulting Group, Ltd.**

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the client for review.

By: _____
Surveyor's Name: Robert A. Hansen
LSLS & Registered Professional Land Surveyor
Texas No. 6439
Date: 2022-11-22
Texas Firm No. 10120600



@8.5"x14"

SURVEY LEGEND

EXISTING FEATURES

- Center Line
- Property R/W Line
- Property R/W Lot Line

CONTROL LEGEND

- Property Corner (As Noted)
- Calculated Point

ABBREVIATION LEGEND

- POB Point Of Beginning
- D.R.T.C.T. Deed Records Tarrant County, Texas
- O.P.R.T.C.T. Official Public Records Tarrant County, Texas

NOTES

- 1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2. NOT ALL EASEMENTS ARE SHOWN. NO TITLE COMMITMENT PROVIDED.
- 3. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the client for review.

Robert A. Hansen
Registered Professional
Land Surveyor, No. 6439
email: rhansen@bowman.com

Bowman

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TBPELS #10120600

Parcel A
2.1838 acre
situated within
B. Thomas Survey, Abstract No. 1497
City of Saginaw
Tarrant County, Texas