

WILLOW SPRINGS ROAD
60' R/W

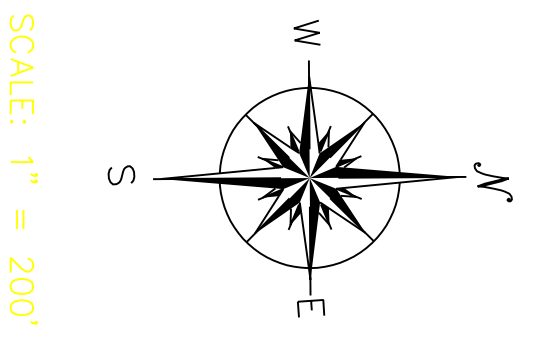
10' WIDE R.O.W. DEDICATION BY THIS PLAT

J.&M. RAY

LEGAL DESCRIPTION

BEING a 73.75 acre tract of land situated in the Coleman Boyd Survey, Abstract No. 212 in Tarrant County, Texas that is part of a 172 acre tract of land as conveyed by deed in Volume 14247, Page 47 and being more particularly described as follows:

- COMMENCING at a set 1/2" iron rod at the northeast corner of said 172 acre tract, some being in the west line of Willow Springs Road (60' R/W);
- THENCE S 00 06'47" W along said west line of Willow Springs Road for 1,091.84' to a set 1/2" capped iron rod at the POINT OF BEGINNING;
- THENCE S 00 06'47" W continuing along said west line for 1,663.83' to a set 1/2" capped iron rod;
- THENCE N 89°53'13" W leaving said west line of Willow Springs Road for 245.86' to a set 1/2" capped iron rod;
- THENCE N 71°40'24" W for 1,062.21' to a set capped 1/2" iron rod;
- THENCE N 42°00'00" W for 171.32' to a set capped 1/2" iron rod;
- THENCE N 33°31'03" W for 148.12' to a set capped 1/2" iron rod;
- THENCE S 56°28'57" W for 282.91' to a set capped 1/2" iron rod;
- THENCE S 33°31'03" E for 114.36' to a set capped 1/2" iron rod;
- THENCE N 56°28'57" W for 60.00' to a set capped 1/2" iron rod;
- THENCE S 59°52'44" W for 175.78' to a set capped 1/2" iron rod;
- THENCE S 70°00'00" W for 195.11' to a set capped 1/2" iron rod;
- THENCE S 86°00'00" W for 199.77' to a set capped 1/2" iron rod;
- THENCE N 00°20'04" E for 1,532.89' to a set capped 1/2" iron rod;
- THENCE N 89°42'42" W for 401.14' to a set capped 1/2" iron rod;
- THENCE N 00°34'20" E for 721.72' to a set capped 1/2" iron rod;
- THENCE N 90°00'00" E for 504.18' to a set capped 1/2" iron rod;
- THENCE N 90°00'00" E for 503.06' to a set capped 1/2" iron rod;
- THENCE N 90°00'00" W for 29.45' to a set capped 1/2" iron rod;
- THENCE S 00°00'00" E for 245.79' to a set capped 1/2" iron rod;
- THENCE N 90°00'00" E for 354.45' to a set capped 1/2" iron rod;
- THENCE S 00°02'00" E for 386.72' to a set capped 1/2" iron rod;
- THENCE N 78°09'55" E for 347.37' to a set capped 1/2" iron rod;
- THENCE N 88°07'56" E 212.04' to a set capped 1/2" iron rod;
- THENCE 72°06'05" E for 306.08' to a set capped 1/2" iron rod;
- THENCE N 61°55'10" E for 363.99' to a set capped 1/2" iron rod;
- THENCE N 67°09'33" E for 141.94' to a set capped 1/2" iron rod;
- THENCE N 82°39'27" E for 111.67' to the POINT OF BEGINNING and CONTAINING 3,212,702 square feet or 73.75 acres of land.



SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE
DONALD S. PEEBLES R.F.L.S. # 2467

BOUNDARY SURVEY
73.75 ACRE TRACT
COLEMAN BOYD SURVEY
ABSTRACT NO. 212
TARRANT COUNTY, TEXAS
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CIVIL ENGINEERS & LAND SURVEYOR'S
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