

## ALTA Survey Showing

## 3.83 Acre Tract

James M. Cummings Survey, Abstract No.302

City of Euless, Tarrant County, Texas

## Legal Description 3.83 Acre Tract

Being a tract or parcel of land situated in the James M. Cummings Survey, Abstract No.302, City of Euless, Tarrant County, Texas, being the same 3.82 acre tract conveyed to WRR Properties Inc. by deed recorded in Volume 13140, Page 70, Deed Records, Tarrant County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the west line of Timber Ridge Addition, an addition to the City of Euless, Tarrant County, Texas according to the plat recorded in Volume 388-132, Page 45, Plat Records, Tarrant County, Texas, being the southeast corner of said called 3.82 acre tract;

Thence North 88°52'05" West with the south line of said 3.82 acre tract a distance of 196.31 feet to a 1/2" iron rod for corner in the east line of North Industrial Boulevard, being the southwest corner of said 3.82 acre tract;

Thence North 00°37'05" West with the east line of said North Industrial Boulevard a distance of 837.49 feet to a TX DOT Monument found for corner, being a corner of a 10 foot by 10 foot corner clip;

Thence North 44°26'37" East a distance of 14.13 feet to a TX DOT Monument found for corner in the south line of Lakeshore Drive, being a corner 10 foot by 10 foot corner clip;

Thence North 89°22'47" East with the south line of said Lakeshore Drive a distance of 160.92 feet to a 1/2" iron rod with orange plastic cap stamped "Tucker Surveyors" set for corner at the beginning of a curve to the left with a radius of 329.70 feet;

Thence Northeasterly with said curve to the left a distance of 25.31 feet, having a chord bearing of North 87°49'22" East and a chord distance of 25.30 feet, to a 1/2" iron rod with orange plastic cap stamped "Tucker Surveyors" set for corner, being the northwest corner of said Timber Ridge Addition and the northeast corner of this tract;

Thence South 00°37'05" East with the common line between said Timber Ridge Addition and this tract a distance of 854.16 feet to the POINT OF BEGINNING and containing 3.82 acres of land, more or less, as surveyed on the ground September 22, 2016 by Tucker Surveyors.

TO:

Huffines Land Holding Partners, L.P. a Texas limited partnership, Rose Consolidated, Inc., Trustee, TREZ, Capital and Lawyers Title Company, and each of their respective successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property as disclosed in record documents provided to the surveyor as part of the Schedule "A" & "B") and 21(b) (Wetlands determination is through review of the U.S Fish and Wildlife database at <http://www.fws.gov/wetlands/Data/Mapper.html>) The field work was completed on 09/22/2016.

Date of Plat or Map: 09/22/2016

Updated: 5/20/2019

Surveyor's signature

Donnie L. Tucker, R.P.L.S. No.5144

tucker@txsurveyors.com

## Flood Statement

According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No.480593-0230-K, effective date September 25, 2009, this property is located in Zone "X", (Areas determined to be outside the 0.2% chance floodplain).

## Certification Notes

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has direct physical access to Highway 157, Glenn Drive and Lakeshore Drive, a public right of way.
5. All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
6. The subject property has no physical address.
7. At the time of this survey there was no observable evidence of oil, gas, mineral drilling or other activity.
8. Subject property appears to be supplied sewer and water by the City of Euless.
9. No observable evidence of Wetlands.
10. There is direct access to a public ROW.

## General Notes

NOTE: BEARINGS BASED PER PLAT RECORDED IN V.388-132, P.45, P.T.C.T..

NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEED.

NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

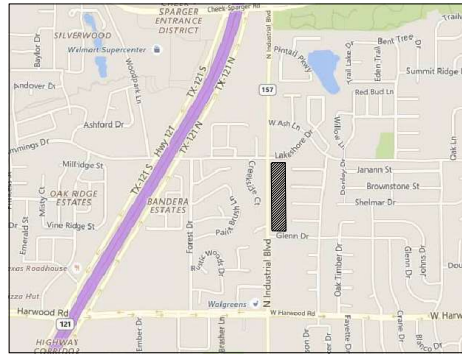
NOTE: ALL BEARING AND DISTANCES ARE MEASURED.

NOTE: PROPERTY SUBJECT TO AIRPORT ZONING ORDINANCE RECORDED IN V.7349, P.1106, D.R.T.C.T..

NOTE: EASEMENT RECORDED IN V.5552, P.643, D.R.T.C.T.. (DOES NOT AFFECT)

Subject Site

Subject Site Improvements (Vicinity Map)



Subject Site (Vicinity Map)

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- AIRPORT
- CONCRETE
- X-X- FENCE LINE
- O- POWER POLE
- I- OVERHEAD POWER
- C- CONTROLLING POINTMENT
- ==> DIRECTION OF DRAINAGE

SCALE: 1" = 100'

