

BEING a part of Block A, Gardens Industrial Park, an Addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388—74, Page 41, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land known as Tract #1, described in deed to Heinze Family Limited Partnership, recorded under Instrument No. D199316330, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds County, lexidescription:

BEGINNING at a 1/2 inch yellow—capped iron rod stamped "Burns Surveying" set for corner in the East radial line of Roosevelt Drive, at the Northwest corner of a tract of land described in deed to Web J. Rose, Jr., recorded in Volume 7753, Page 1793 (D.R.T.C.T.), being the Southwest corner of herein described tract of land, and being the beginning of a curve to the left having a central angle of 14 deg. 43 min. 46 sec., a radius of 457.45 feet, and a chord bearing and distance of North 13 deg. 21 min. 25 sec. East, 117.28 feet;

THENCE Northeasterly along said East radial line of Roosevelt Drive, and along said curve to the left an arc distance of 117.60 feet to a 1/2 inch iron rod found for corner at the Southwest corner of a tract of land known as Tract #2 described in said deed to Heinze Family Limited Partnership;

THENCE South 89 deg. 49 min. 51 sec. East, a distance of 210.03 feet to a point for corner in the Northerly West line of Lot 5R, Block A, Gardens Industrial Park, an Addition to the City of Dalworthington Garden, Tarrant County, Texas, according to the Plat thereof recorded under Instrument No. D2222205240 (P.R.T.C.T.), at the Southeast corner of said Tract #2;

THENCE South 00 deg. 03 min. 44 sec. West, a distance of 109.47 feet to a 1/2 inch iron rod found for corner at an ell corner of said Lot 5R;

THENCE South 89 deg. 01 min. 45 sec. West, a distance of 237.04 feet to the PLACE OF BEGINNING and containing 24,668 square feet or 0.57 of an acre of land.

#2

BEING a part of Block A, Gardens Industrial Park, an Addition to the City of Dalworthington Gardens, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388—74, Page 41, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land known as Tract #2, described in deed to Heinze Family Limited Partnership, recorded under Instrument No. D199316330, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds

BEGINNING at a 1/2 inch yellow—capped iron rod stamped "Burns Surveying" set for corner in the West line of Lot 5R, Block A, Gardens Industrial Park, an Addition to the City of Dalworthington Garden, Tarrant County, Texas, according to the Plat thereof recorded under Instrument No. D222205240 (P.R.T.C.T.), at the Southeast corner of a tract of land known as Tract #2, described in deed to Brian McGaw, recorded under Instrument No. D2131333716 (D.R.T.C.T.), being the Northeast corner of herein described tract of land;

THENCE South 00 deg. 03 min. 44 sec. West, a distance of 150.50 feet to a point for corner at the Northeast corner of a tract of land known as Tract #1 described in said deed to Heinze Family Limited

THENCE North 89 deg. 49 min. 51 sec. West, a distance of 210.03 feet to a 1/2 inch iron rod found for corner in the East Radial line Roosevelt Drive, at the Northwest corner of said Tract #1, being the beginning of a curve to the left having a central angle of 05 deg. 45 min. 37 sec., a radius of 457.45 feet, and a chord bearing and distance of North 03 deg. 06 min. 44 sec., 45.97 feet;

THENCE Northeasterly along said East radial line of Roosevelt Drive, and along said curve to the left an arc distance of 45.99 feet to a 1/2 inch yellow—capped iron rod stamped "Burns Surveying" set for

THENCE North 00 deg. 09 min. 59 sec. East, with the East line of said Roosevelt Drive a distance of 104.58 feet to a point for corner at the Southwest corner of Tract 2 of said McGaw tract, from which a 1/2 inch iron rod found for reference bears North 64 deg. 37 min. 40 sec. East, a distance of 0.32 feet;

THENCE South 89 deg. 50 min. 01 sec. East, a distance of 207.39 feet to the PLACE OF BEGINNING and containing 31,269 square feet or 0.72 of an acre of land.



ACCEPTED

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

BYERS & TA Attorneys at La W YLOR

SURVEY WAS PERFORMED EXCLUSIVELY FOR BYERS AND TAYLOR

SIHT

TITLE AND ABSTRACTING WORK FURNISHED

ВЧ

BYERS

AND

TAYLOR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

O 1/2 IKUN NULL

O 1/2" YELLOW—CAPPED IRON ROU SE!

X SET 'X' ☐ FOUND 'X'

O 3/8" IRON ROD FOUND

SPONT FOR CORNEREM — ELECTRIC METER

C — CABLE

C — CLEAN OUT PE — POOL EQUIP

C — GAS METER — POWER POLE

H — FIRE HYDRANT ☐ — TELEPHONE

LIGHT POLE — WATER METER

MH — MANHOLE

O — MATER VALVE

UNLESS OTHERWISE NOTED

O 1/2" IKUN NULL

E — POWER POLE

WH — WATER METER

O — WATER NALVE

WOOD FENCE -/- IR
CHAIN LINK -O- W
BOUNDARY LINE : MONUMENT OF RECORD DIGNITY

LEGEND

//- IRON FENCE

O- WIRE FENCE

Date: (Control of the control of the THERE

BARRY S. RHODES Registered Professional Land Surveyor (214) 326—1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No._____2109 & 2111 ROOSEVELT DRIVE_____, in the city of_____ARLINGTON______Texas

BURNS

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT

1" = 40' 06-27-2024 BTFW241123 202405467 BM

2701 SUNSET RIDGE DRIVE, ROCKWALL, TEXAS 75032 STE.

