

LEGAL DESCRIPTION

This document represents an accurate as the ground survey of 2440 January Lane in the City of Grand Prairie, Tarrant County, Texas, on December 13, 2016.

BEING a tract of land situated in the **P. H. FORD SURVEY, ABSTRACT NUMBER 542**, Tarrant County, Texas being part of Lot 1, January Lane Warehouse, an addition to the City of Grand Prairie, Tarrant County, Texas as shown by the plat thereof recorded in Volume 388-199, Page 37 of the Plat Records of Tarrant County, Texas.

The exterior boundary of said tract of land is further described as follows:

BEGINNING at a 1/2-inch iron rod found in the North right-of-way of January Lane at the Southwest corner of said Lot 1 at a salient corner of a tract of land described in the deed to FTL Associates, LTD. recorded under Clerk's File Number D214019282 of the Official Records of Tarrant County, Texas;

THENCE North 00°03'33" East with the West line of said Lot 1, a distance of 430.60 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set (hereinafter referred to as CIR5) at the Northwest corner thereof;

THENCE South 89°56'27" East with the North line of said Lot 1 a distance of 300.83 feet to a CIR5 at the Northeast corner thereof;

THENCE South 00°03'33" West with the East line of said Lot 1 a distance of 210.60 feet to a CIR5 on the East line thereof;

THENCE North 89°56'27" West crossing said Lot 1 a distance of 190.19 feet to a CIR5 for a corner;

THENCE South 00°03'33" West crossing said Lot 1 a distance of 220.00 feet to a CIR5 on the South line thereof on the North right-of-way of January Lane;

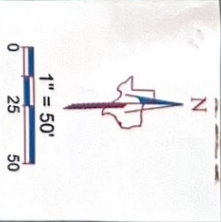
THENCE North 89°56'28" West with the South line of said Lot 1 along the said North right-of-way of January Lane a distance of 110.64 feet to the **POINT OF BEGINNING** and enclosing 2.01 acres of land more or less.

FLOOD NOTE

This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 4805472 as shown on Map Number 48439C0245K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877)-FEMA-MAP.

SURVEYOR NOTES

1. This survey is certified to Transwestern, Fidelity National Title Insurance Company, James Wang & Lorena Araceli Corral and is only valid for GF # LT-1978-1978014594-DB
2. There are no visible encroachments or overlapping of improvements except as shown on this survey.
3. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983 North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
4. This map is a true and correct representation of the exterior boundary of the lands surveyed and mapped to the best of my knowledge and belief.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.



Ernest Wooster
R.P.L.S. # 6509
Date
14 Dec 2016

- LEGEND**
- UTILITY WALL
 - UTILITY POLE
 - 4\"/>
 - OVERHEAD UTILITIES
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - BUILDING LINE
 - RECORD DUAL

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JOB NUMBER: 16-12-07
DATE: 12-13-2016
REVISION: CF
DRAWN BY: CF