



THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0330K

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	S36°38'18"W
L2	85.83	S15°45'42"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEAR & DIST.
C1	33.42	5644.51	00°20'21"	N63°08'41"W-33.42
C2	68.59	75.00	52°24'00"	S10°26'18"W-66.23

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75043

TLTA



FIRM REGISTRATION NO. 10194366

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. 6015 WEST PIONEER PARKWAY, in the city of ARLINGTON Texas.

BEING all that certain lot, tract or parcel of land situated in the J.A. Creary Survey, Abstract No. 269, being a part of Lot 1-R1 of Lake Arlington Industrial Park, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-211, Page 41, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being a tract of land described in deed to Quicksilver Resources, Inc., recorded under Instrument No. D208363732, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod set for corner in the Northeast line of West Pioneer Parkway (Spur Highway 303), at the Southerly Southwest corner of Lot 1, Block 1, Oakridge Athletic Complex, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4732 (P.R.T.C.T.), being the Southeast corner of said Quicksilver Resources, Inc. tract, and being the beginning of a curve to the left having a central angle 00 deg. 20 min. 21 sec., a radius of 5644.51 feet, and a chord bearing and distance of North 63 deg. 08 min. 41 sec. West, 33.42 feet;

THENCE Northwesterly with the said Northeast line of West Pioneer Parkway, along said curve to the left an arc distance of 33.42 feet to a 1/2 inch iron rod found for corner at the Southeast corner of Site 1-R, Tract 1, Lake Arlington Industrial Park, an Addition to the City of Arlington, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-93, Page 107 (P.R.T.C.T.);

THENCE North 00 deg. 42 min. 42 sec. East, a distance of 303.06 feet to a 1/2 inch yellow-capped iron rod set for corner at the Northeast corner of said Site 1-R;

THENCE North 89 deg. 18 min. 42 sec. West, a distance of 214.17 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 deg. 38 min. 18 sec. West, a distance of 50.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 deg. 35 min. 01 sec. East, a distance of 425.78 feet to a 5/8 inch iron rod found for corner in the South line of a tract of land described in deed to Tarrant County, recorded in Volume 1339, Page 200 (D.R.T.C.T.), at the Northeast corner of a tract of land described in deed to Big Tex Warehouse, LTD., a Texas limited partnership, recorded under Instrument No. D210313144 (D.R.T.C.T.);

THENCE North 89 deg. 49 min. 52 sec. East, a distance of 267.06 feet to a 1/2 inch yellow-capped iron rod set for corner in the West line of a tract of land described in deed to Lisa W. Diffley, Leslie W. Summer, Patricia Lynn Williams and Donald E. Williams, Jr., recorded under Instrument No. D221242244 (D.R.T.C.T.), at the Southeast corner of said Tarrant County tract (Vol. 1339, Pg. 200), from which a 5/8 inch iron rod found for reference bears North 06 deg. 23 min. 57 sec. East, a distance of 2.43 feet;

THENCE South 00 deg. 42 min. 42 sec. West, a distance of 707.04 feet to the PLACE OF BEGINNING and containing 114,428 square feet or 2.63 acres of land.

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.
VOL. 8482, PG. 1241;

THIS PLAT IS NOT LEGIBLE. BOUNDARY IS PER EVIDENCE FOUND ON SITE

ACCEPTED BY: _____

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 3198, PG. 123; VOL. 4003, PG. 43;
VOL. 4217, PG. 229; VOL. 7246, PG. 750;
Volume 5758, Page 128

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, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 100'
Date: 11-29-2023
G. F. No.: n/a
Job no.: 202309620
Drawn by: BM
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	1/2" YELLOW-CAPPED IRON ROD SET
SET "X" FOUND "X"	3/8" IRON ROD FOUND
5/8" IRON ROD FOUND	PK NAIL FOUND
EM - ELECTRIC METER	ELECTRIC
CABLE	POOL EQUIP
CLEAN OUT	POWER POLE
GAS METER	TELEPHONE
FIRE HYDRANT	WATER METER
LIGHT POLE	WATER VALVE
MANHOLE	(UNLESS OTHERWISE NOTED)

