

* LEGEND *

IRF
IRS
C.M.
"G&M"
"B&C"
TR
WV
FH
TB
SP
LP
FOC

IRON ROD FOUND
IRON ROD SET W/ORANGE
PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
CONTROLLING MONUMENT
GOODWIN & MARSHALL
BRITAIN & CRAWFORD
TELEPHONE RISER
WATER VALVE
FIRE HYDRANT
TELEPHONE BOX
SOLAR PANEL
LIGHT POLE
FIBER OPTIC CABLE MARKER

BASIS OF BEARINGS: SOUTH RIGHT-OF-WAY LINE OF
CAMP WISDOM ROAD ACCORDING TO DEED RECORDED IN
CLERK'S FILE No. D203198857, O.P.R.T.C.T.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
CURRENT TITLE COMMITMENT; THEREFORE, THERE MAY BE
EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THE
SUBJECT PROPERTY OF WHICH SURVEYOR IS UNAWARE.



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600

T.B.P.L.S. FIRM No. 1011800

CLS JOB No. 22-0146
GF No. NONE

ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
DEED & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

* NOTE *

NO PORTION OF THIS PROPERTY
LIES WITHIN A 100-YEAR FLOOD
BOUNDARY LINE ACCORDING TO
THE NATIONAL FLOOD INSURANCE
PROGRAM'S FLOOD INSURANCE
RATE MAP FOR TARRANT COUNTY,
TEXAS, COMMUNITY PANEL No.
4845900370. L. MAP EFFECTIVE
MARCH 21, 2019

LEGAL DESCRIPTION

BEING a tract of land located in the JUAN ARMENDARIS SURVEY, ABSTRACT No. 1766, City of Grand Prairie, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Arlington Independent School District (ASID), recorded in Clerk's File No. D203198857 of the Official Public Records of Tarrant County, Texas and all those certain tracts of land described in deed to Arlington Independent School District (ASID), recorded in Clerk's File No. D207184969 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" in the Southwest boundary line of said ASD Tract, being the Northeast corner of Block 1, Lake Parks Amenity Center Addition, an addition to the City of Grand Prairie, Texas, according to the plat recorded in Cabinet A, Slide 9042 of the Plat Records of Tarrant County, Texas, and lying in the East right-of-way line of Lake Ridge Parkway (a variable width right-of-way) as described in Right-of-Way Deed for said Lake Ridge Parkway to the City of Grand Prairie, recorded in Clerk's File No. D211143326 of the Official Public Records of Tarrant County, Texas;

THENCE along the said East right-of-way line of Lake Ridge Parkway as follows:

NORTHEASTERLY, 83.76 feet along a Curve to the Left, having a radius of 1250.0 feet, a central angle of 03° 50' 21" and a chord bearing N 16° 12' 48" E, 83.74 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve and the Beginning of another Curve to the Left;

NORTHEASTERLY, 150.70 feet along said Curve to the Left, having a radius of 761.67 feet, a central angle of 11° 20' 09" and a chord bearing N 14° 43' 50" E, 150.45 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve and the Beginning of a Curve to the Right;

NORTHEASTERLY, 32.11 feet along said Curve to the Right, having a radius of 288.33 feet, a central angle of 06° 22' 48" and a chord bearing N 14° 25' 37" E, 32.09 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve and the Beginning of a Curve to the Left;

NORTHEASTERLY, 62.53 feet along said Curve to the Left, having a radius of 311.67 feet, a central angle of 11° 29' 46" and a chord bearing N 11° 52' 08" E, 62.43 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

N 00° 18' 29" W, at 144.70 feet passing the Northeast corner of aforesaid Right-of-Way Deed, lying in the Easterly right-of-way line of aforesaid Lake Ridge Parkway (a variable width right-of-way) as described in Right-of-Way Deed for Lake Ridge Parkway and Camp Wisdom Road to the City of Grand Prairie, recorded in Volume 17225, Page 485 of the Official Public Records of Tarrant County, Texas and continuing in all a total distance of 195.40 feet along said right-of-way line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Southerly right-of-way line of said Camp Wisdom Road;

THENCE along the Southerly right-of-way line of said Camp Wisdom Road as follows:

N 44° 45' 01" E, 97.57 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

N 89° 45' 01" E, 176.66 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Left;

NORTHEASTERLY, 83.54 feet along said Curve to the Left, having a radius of 1190.00 feet, a central angle of 04° 01' 20" and a chord bearing N 87° 44' 22" E, 83.52 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

N 85° 43' 43" E, 99.74 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 77.14 feet along said Curve to the Right, having a radius of 808.00 feet, a central angle of 05° 28' 12" and a chord bearing N 88° 27' 49" E, 77.11 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve and the Beginning of another Curve to the Right;

SOUTHEASTERLY, 809.22 feet along said Curve to the Right, having a radius of 1070.00 feet, a central angle of 43° 19' 54" and a chord bearing S 67° 08' 07" E, 790.07 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

S 45° 28' 01" E, 10.31 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Northerly right of way line of Bee Drive (a 50-foot wide right-of-way) according to the plat recorded in Clerk's File No. D210292443 of the Plat Records of Tarrant County, Texas;

THENCE along the said Northerly right-of-way line of Bee Drive as follows:

S 00° 28' 10" E, 28.28 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

S 44° 31' 50" W, 191.66 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Left;

SOUTHWESTERLY, 198.70 feet along said Curve to the Right, having a radius of 275.00 feet, a central angle of 41° 23' 55" and a chord bearing S 65° 13' 48" W, 194.40 feet to an "X" cut in concrete sidewalk at the End of said Curve;

S 85° 55' 45" W, 369.15 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Left;

SOUTHWESTERLY, 259.64 feet along said Curve to the Left, having a radius of 325.00 feet, a central angle of 45° 46' 24" and a chord bearing S 63° 02' 32" W, 252.79 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

S 40° 09' 26" W, 109.17 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of aforesaid Block 1, Lake Parks East Amenity Center Addition;

THENCE along the Northeast boundary line of said Block 1 as follows:

N 56° 05' 03" W, 203.43 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

N 67° 14' 01" W, 193.75 feet to the PLACE OF BEGINNING, containing 15.416 acres of land.

Survey plat of
15.416 ACRES OF LAND
Located in the
Juan Armendaris Survey
Abstract No. 1766
City of Grand Prairie
Tarrant County, Texas

60 0 60 120 180
GRAPHIC SCALE - FEET
SCALE: 1" = 60'

SURVEYOR'S CERTIFICATE

TO ARLINGTON INDEPENDENT SCHOOL DISTRICT:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE DATE SPECIFIED BELOW, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

SURVEYED ON THE GROUND
SEPTEMBER 9, 2022

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

