

**BENCHMARKS:**

**BASIS OF BEARINGS / ELEVATIONS:**  
 City of Arlington GPS monument AR17, located at Gertrude Johns Elementary school. Located approx. 87' north of Craig Hanking Drive centerline, approx. 29.5' west of Sherry Street west curb line.  
 Elev. 601.30'

**BM #1:**  
 Box cut southwest corner of a 15' curb inlet, west curb line of S. Watson Road, approx. 400' south of E. Park Row south curb line and approx. 55' east of a bill board sign post.  
 Elev. 583.43'

**BM #2:**  
 Box cut west curb line of S. Watson Road, approx. 90' north of a fire hydrant, approx. 17.5' west of S. Watson Road curb line.  
 Elev. 607.88'

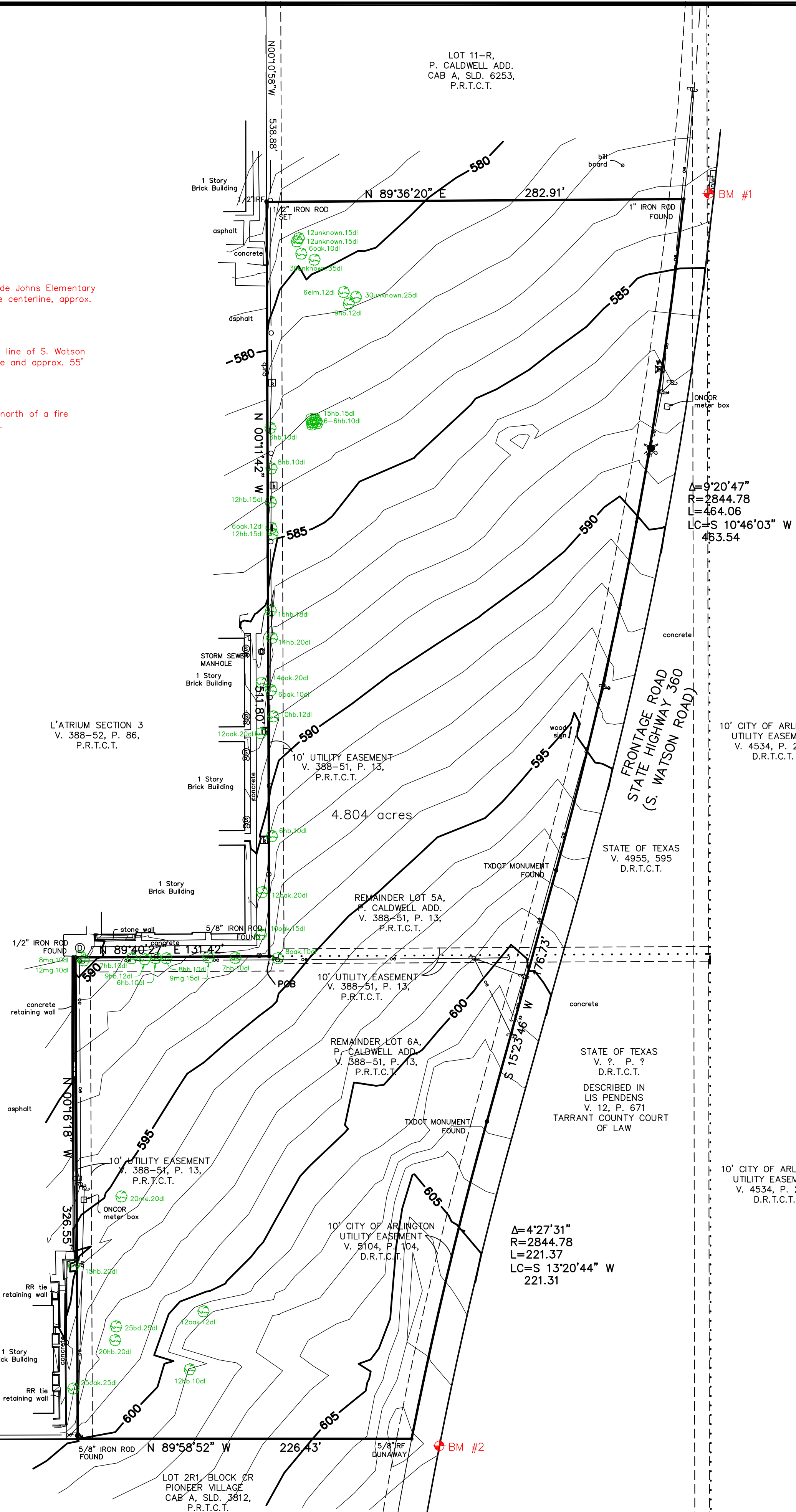
**Tree Legend**

bd	bois d'arc
elm	elm
hb	hackberry
me	mesquite
mg	magnolia
oak	oak
dl	drip line radius

Example:  
 6cse.10dl 6" cedar - 10' drip line

**LEGEND**

	BARBED-WIRE FENCE
	CHAIN LINK FENCE
	CABLE MARKER
	FIRE HYDRANT
	GAS METER
	GUY WIRE
	LIGHT POLE
	OVERHEAD ELECTRIC
	POWER POLE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STOCKADE FENCE
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	PIPELINE MARKER
	SIGN
	ELECTRIC RISER
	IRRIGATION CONTROL VALVE



Being 4.804 acres of land located in Lots 5-A and 6-A, P. Caldwell Addition, to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-51, Page 13, Plat Records, Tarrant County, Texas, being the tract of land described in the deed to Highway 360, LLC, recorded in Volume 16158, Page, 189, Deed Records, Tarrant County, Texas. Said 4.804 acres of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the Southwest corner of said Lot 5-A;

THENCE N00°11'42"W, a distance of 511.80 feet along the West line of said Lot 5-A to an 1/2" iron rod stamped "BEASLEY RPLS 6066" set at the Southwest corner of Lot 11-R, P. Caldwell Addition, to the City of Arlington, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 6253, Plat Records, Tarrant County, Texas, from which an 1/2" iron rod found bears N18°42'26"W a distance of 0.36 feet;

THENCE N89°36'20"E, a distance of 282.91 feet along the South line of said Lot 11-R to an 1" iron rod found at the Southeast corner of said Lot 11-R, being in the West line of a tract of land described in the Final Judgment for the State of Texas recorded in Volume 4955, Page 595, Deed Records, Tarrant County, Texas;

THENCE along the West line of said State of Texas tract as follows:

1. Southerly, 464.06 feet along a non tangent curve to the right, having a radius of 2,844.78 feet, a central angle of 09°20'47" and a chord bearing S10°46'03" W, 463.54 feet to a Texas Highway Department monument;

2. S15°23'46"W, passing the Southwest corner of said State of Texas tract, being the Northwest corner of a tract of land described in the Lis Pendens to the State of Texas vs. Herbert S. Bonney, Jr. Trustee recorded in Volume 12, Page 671, Tarrant County Court of Law Records, Tarrant County, Texas, in all continuing along the West line of said tract described in Lis Pendens a distance of 176.73 feet to a Texas highway Department monument;

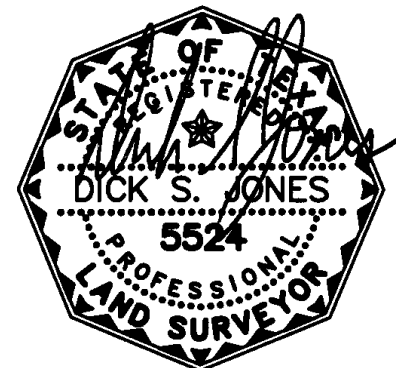
THENCE Southerly, 221.37 feet continuing along said West line of the tract described in Lis Pendens and along a non tangent curve to the left, having a radius of 2,844.78 feet, a central angle of 04°27'31" and a chord bearing S13°20'44"W, 221.32 feet to a 5/8" iron rod found at the Northeast corner of Lot 2R1, Block CR, a revision of Pioneer Village, an addition to the City of Arlington, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 3812, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found bears S86°48'34"E a distance of 0.80 feet;

THENCE N89°58'52"W, a distance of 226.43 feet to a 5/8" iron rod found at an ell corner of said Lot 6-A;

THENCE N00°16'18"W, a distance of 326.55 feet along a West line of said Lot 6-A to a 5/8" iron rod at an ell corner of said Lot 6-A;

THENCE N89°40'27"E, a distance of 131.42 feet along a North line of said Lot 6-A to the point of beginning, containing 4.804 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas grid.



DICK S. JONES  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5524  
 SURVEYED ON THE GROUND  
 SEPTEMBER 13, 2011  
 REVISED SEPTEMBER 22, 2011  
 REVISED SEPTEMBER 23, 2011  
 REVISED MARCH 16, 2012  
 RESURVEYED ON THE GROUND  
 MARCH 3, 2021

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X, (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0355L revised March 21, 2019. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to said map.

- NOTE:
1. THE 50' TESCO EASEMENT V. 388-51, P. 13, P.R.T.C.T. LIES ADJACENT TO THE SOUTH LINE OF LOT 6A, WHICH IS APPROXIMATELY 885' SOUTH OF THE SOUTH LINE OF THIS SURVEY ACCORDING TO THE PLAT RECORDED IN V. 388-51, P. 13, P.R.T.C.T.
  2. THE CITY OF ARLINGTON 10' UTILITY EASEMENT RECORDED IN VOLUME 4534, PAGE 293, D.R.T.C.T. IS LOCATED TO THE EAST OF THE SUBJECT TRACT.
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  4. ALL STORM DRAIN INLETS/MAHHOLES ARE FILLED WITH SAND/DEBRIS AND COULD NOT DETERMINE PIPE SIZE, DIRECTION OF FLOW, ETC.

Topographic Map  
 of  
 4.804 acres of land  
 located in Lots 5-A and 6-A, P. Caldwell Addition,  
 to the City of Arlington, Tarrant County, Texas,  
 according to the plat recorded in  
 Volume 388-51, Page 13,  
 Plat Records, Tarrant County, Texas.

Notes:  
 IRF - Iron Rod Found.  
 IRS - Iron Rod Set, stamped "Beasley 6066".  
 CM - Controlling Monument.

Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone.  
 City of Arlington GPS monument AR17. Grid Scale Factor: 0.99986536

0 50 100 150  
 SCALE 1"=50'