



VICINITY MAP
(NOT TO SCALE)

LOT 1A
OF
LOTS 1A AND 2A, BLOCK 1A
RIVERWALK ADDITION
CAB. A. SL. 11699, P.R.T.C.T.

APPROXIMATE LOCATION
100-YEAR FLOODPLAIN
MAP NO. 4843801-10K
MAP REVISED SEPT. 25, 2009

NOTE: GRAVEL/ASPHALT
ROAD IS APPARENT
ACCESS TO DENTON
CREEK LIFT STATION

APPROXIMATE LOCATION
ELLIS E. DUNN
(d.) VOL. 3203, PG. 355, D.R.T.C.T.
(e.) VOL. 4855, PG. 484, D.R.D.C.T.

LETTER AGREEMENT
EXHIBIT "A"
VOL. 12071, PG. 960, D.R.T.C.T.

NG 20, L.P.
D210227320
O.P.R.T.C.T.

ABSTRACT No. 167
J.M. BAKER SURVEY
J. GIBSON SURVEY
ABSTRACT No. 587

BOUNDARY LINE AGREEMENT
VOL. 7680, PG. 2201, D.R.T.C.T.
VOL. 63235, PG. 4991, D.R.D.C.T.

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EXHIBIT "A"
VOL. 12071, PG. 960, D.R.T.C.T.

NG 20, L.P.
D210227320
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ABSTRACT No. 1691
J.M. BAKER SURVEY
JAMES GIBSON SURVEY
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(REMAINDER PORTION)
TRACT I
CITY OF GRAPEVINE, TEXAS
D213324572, O.P.R.T.C.T.

(REMAINDER PORTION)
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CITY OF GRAPEVINE, TEXAS
D213324572, O.P.R.T.C.T.

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Issued for review Tue Aug 08 11:46:58 2017

ALTA/NSPS LAND TITLE SURVEY
OF
12.460 ACRES
SITUATED IN THE
J. GIBSON SURVEY, ABSTRACT No. 587
J.M. BAKER SURVEY, ABSTRACT No. 167
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
LAST SURVEYED ON THE GROUND 7/17/2017

SHEET 1 OF 2

GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

LEGEND

ESMT.	EASEMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.R.	REBAR WITH CAP RECOVERED "GOODWIN & MARSHALL"
	SANITARY SEWER MANHOLE
	WATER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	GUY ANCHOR
	OVERHEAD UTILITY LINE
	FENCE
	FIBER OPTIC PINFLAG
	ONCOR PINFLAG
	ATT/D FIBER OPTIC PINFLAG
	TXDOT ACCESS DENIAL LINE

LINE DATA

LINE	BEARING	DISTANCE	
L1	N88°13'08"W	46.06'	(TXDOT 46.00')
L2	N01°58'36"E	13.00'	(TXDOT 12.94')
L3	N01°38'35"E	19.93'	(TXDOT 19.88')
L4	S44°12'00"E	62.77'	

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	2926.79'	0°56'50"	48.38'	N01°21'02"E	48.38'	24.19'

(TXDOT L=48.45')

542,763 SQUARE FEET
12.460 ACRES

N 68°25'55" W 672.01'
S 62°53'38" W 659.13'

KUBOTA DRIVE
S 29°35'29" W 286.60'
N 20°55'30" E 81.86'
S 60°24'31" E 173.23'

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PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the J. Gibson Survey, Abstract No. 587 and the J.M. Baker Survey, Abstract No. 167, City of Grapevine, Tarrant County, Texas, being a portion of Tract I as described in deed to the City of Grapevine, Texas, recorded in D213324572 Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of a 1.242 acre tract of land as described in deed to NG 20, L.P., recorded in D210317309, OPRTCT, and being a portion of a 20.00 acre tract of land as described in deed to NG 20, L.P., recorded in D210227320, OPRTCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set in the east right-of-way line of F.M. Highway No. 2499 - Grapevine Mills Parkway (R.O.W. varies, adjoining right-of-way per Parcel 80, recorded in D213183725, OPRTCT), being the northwest corner of Lot 1, Block 1, Grapevine Bluffs Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in D216123937, OPRTCT;

THENCE along the east right-of-way line of said F.M. Highway No. 2499 and the west line of said City of Grapevine Tract I, as follows:

N 01°48'08" E, a distance of 278.94 feet to a 1/2" rebar capped Goodwin & Marshall set at the location of a 5/8" rebar with a TXDOT aluminum disc found previously;

N 88°13'08" W, a distance of 46.06 feet (TXDOT 46.00 feet) to a 1/2" rebar capped Goodwin & Marshall set at the location of a 5/8" rebar with a TXDOT aluminum disc found previously;

N 01°58'36" E, a distance of 13.00 feet (TXDOT 12.94 feet) to a 1/2" rebar capped Goodwin & Marshall set at the location of a 5/8" rebar with a TXDOT aluminum disc found previously at the most westerly northwest corner of said City of Grapevine Tract I and the southwest corner of a remainder portion of said NG 20, L.P. 1.242 acre tract;

THENCE along the east right-of-way line of said F.M. Highway No. 2499 (R.O.W. varies, adjoining right-of-way per Parcel 81, recorded in D216024359, OPRTCT) and the west line of said remainder portion of the NG 20, L.P. 1.242 acre tract, as follows:

N 01°38'35" E, a distance of 19.93 feet (TXDOT 19.88 feet) to a 1/2" rebar capped Goodwin & Marshall set at the location of a 5/8" rebar with a TXDOT aluminum cap found previously at the beginning of a non-tangent curve to the left, having a radius point that bears N 88°10'34" W, 2926.79 feet;

Northeasterly, along said curve, having a central angle of 00°56'50", an arc distance of 48.38 feet (TXDOT 48.45 feet), and a chord that bears N 01°21'02" E, 48.38 feet to a 1/2" rebar capped Goodwin & Marshall set at the location of a 5/8" rebar with a TXDOT aluminum cap found previously at the most westerly northwest corner of a remainder portion of said NG20, L.P. 1.242 acre tract and the south line of Lot 1, Block 1, A F E Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Cabinet A, Slide 5995, Plat Records, Tarrant County, Texas;

THENCE N 62°53'00" E, departing the east line of said F.M. Highway No. 2499, non-tangent to said curve, along the south line of said Lot 1, Block 1, A F E Addition and a reentrant line of said 1.242 acre tract, at a distance of 621.74 feet (TXDOT 621.76 feet) passing a 1/2" rebar found at a reentrant corner of said 1.242 acre tract and the southeast corner of said Lot 1, Block 1, A F E Addition, continuing a total distance of 684.51 feet to a 1/2" rebar capped Goodwin & Marshall set in the east line of said 1.242 acre tract and a reentrant line of said NG 20, L.P. 20.00 acre tract;

THENCE S 44°12'00" E, along the east line of said 1.242 acre tract and a reentrant line of said 20.00 acre tract, a distance of 62.77 feet to a 5/8" rebar found at the southeast corner of said 1.242 acre tract and a reentrant corner of said 20.00 acre tract;

THENCE across said 20.00 acre tract, as follows:

N 54°20'30" E, a distance of 315.26 feet to a 1/2" rebar capped Goodwin & Marshall set;

S 37°45'06" E, a distance of 536.57 feet to a 1/2" rebar capped Goodwin & Marshall set;

S 60°24'31" E, a distance of 173.23 feet to a 1/2" rebar capped Goodwin & Marshall set in the southeasterly line of said 20.00 acre tract and the westerly line of a remainder portion of said City of Grapevine Tract 1, from which a 1/2" rebar capped Goodwin & Marshall recovered at the most easterly corner of said 20.00 acre tract bears N 29°35'29" E, 81.86 feet;

THENCE S 29°35'29" W, along a line common to said 20.00 acre tract and said City of Grapevine Tract I, a distance of 286.60 feet to 1/2" rebar capped Goodwin & Marshall recovered at an angle point in the northwesterly right-of-way line of Kubota Drive (variable width R.O.W. per D216123937, OPRTCT), being the most southerly corner of said 20.00 acre tract and the northeast corner of aforementioned Lot 1, Block 1, Grapevine Bluffs Addition;

THENCE N 68°25'55" W, departing the northwesterly line of said Kubota Drive along the northeasterly line of said Lot 1, Block 1, Grapevine Bluffs Addition, a distance of 672.01 feet to a 1/2" rebar capped Spiars Inc found at the most northerly corner of said addition;

THENCE S 62°53'38" W, along the northwesterly line of said Lot 1, Block 1, Grapevine Bluffs Addition and a south line of a reminder portion of said City of Grapevine Tract I, a distance of 659.13 feet to the POINT OF BEGINNING and containing 542,763 square feet or 12.460 acres of land.

SCHEDULE "B" COMMENTS

The following documents listed in Schedule "B" of Commitment for Title Insurance GF No. WT17-406831, effective date of June 29, 2017, issued July 10, 2017 by Fidelity National Title Insurance Company have been reviewed in connection with this Survey. No other easements have been reviewed, unless otherwise noted.

10.

(a.) City of Grapevine, Texas, D214005478, DRCT - Shown on survey. Subject to conditions set out therein.

(c.) Paid-Up Oil and Gas Lease (No Surface Use), D210191585, DRCT - The subject property is not a portion of Tract 1 recorded in D208367625, DRCT, Tract 2 recorded in Vol. 9134, Pg. 2296, DRCT and Tract 3 recorded in Vol. 9134, Page 2302, DRCT referenced therein.

(d.) Warranty Deed, Vol. 3203, Pg. 355, DRCT - The subject property is a portion of the tract described therein. Noted on Survey.

(e.) Warranty Deed, Vol. 4865, Pg. 484, DRCT - The subject property is a portion of the tract described therein. Noted on Survey.

(f.) Warranty Deed, D208185509, DRCT - The subject property is a portion of the 1.242 acre tract described therein. Noted on survey.

(g.) Special Warranty Deed, D210317309, DRCT - The subject property is a portion of the 1.242 acre tract described therein. Noted on survey.

(h.) Texas Power & Light Co., Vol. 2862, Pg. 524, DRCT - Affected by Release of Easement recorded in Vol. 97150, Pg. 4886, DRCT.

(i.) City of Grapevine, Texas, Vol. 12168, Pg. 2082, DRCT - The easements described and depicted therein are not situated across the subject property.

(j.) Boundary Line Agreement, Vol. 7680, Pg. 2201, DRCT and Vol. 83235, Pg. 4991, DRCT - Shown on Survey.

(k.) Interlocal Agreement, Vol. 95168, Pg. 2447, DRCT - Document does not contain Exhibit "A" or "B."

(l.) Letter Agreement, Vol. 12071, Pg. 960, DRCT - A portion of the subject property is a portion of the H/A Grapevine J.V. tract depicted on Exhibit "A" therein. Exhibits "B1" and "B2" referenced therein are not attached to said document. Noted on survey. Refer to said document for conditions set out therein.

(m.) Agreement Concerning Surface Use, D207272768, OPRTCT & 20070277609, OPRTCT - The portion of the subject property situated within the subject tracts described in deeds recorded in D210227320 & D213324572, OPRTCT is a portion of TRACT 1 as described in Exhibit "A" therein. Refer to said document for conditions set out therein.

(o.) Ordinance No. 71-100, Vol. 7349, Pg. 1106, DRCT - Affects the subject property.

(p.) Ordinance No. 71-100, Vol. 82173, Pg. 178, DRCT - Affects the subject property.

(r.) Cause No. 236-288471-16 - Affects Declaration, D209033974, OPRTCT

Additional Easement:

City of Grapevine, Texas, D214005477, DRCT - Shown on survey. Subject to conditions set out therein.

NOTES:

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83 as derived from Western Data Systems RTK Cooperative Network.

2. Survey is based upon Commitment for Title Insurance GF No. WT17-406831, with an effective date of June 29, 2017, as issued July 10, 2017 by Fidelity National Title Insurance Company. The Surveyor has not abstracted the subject property.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48499C0110K, map revised September 25, 2009, the subject property appears to lie in ZONE X NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain), ZONE X SHADED (Areas of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and ZONE AE (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood - Base Flood Elevations determined).

The location of the 100-year floodplain shown hereon is approximate and is not based on an on-the-ground determination by the Surveyor. The 500-year floodplain is not depicted hereon.

4. Abstract lines shown on survey are approximate locations.

5. The Surveyor has not been provided with any document providing a dedicated means of ingress and egress to and from the subject property. There is a 5' strip of land retained by the City of Grapevine, Texas between the subject property and the right-of-way line of Kubota Drive per plat recorded in D216123937, OPRTCT. The drive approach to the F.M. 2499 frontage road is blocked by a barricade.

6. This survey does not depict any topographic features situated on the subject property (except the approximate location of Denton Creek).

7. Texas 811 was contacted on 5/30/2017 and issued ticket #1765012706 and again on 7/10/2017 and issued ticket #1769192897. No utility markings were found on the site in regards to the Texas 811 ticket at the time of field survey for the following:

Time Warner Cable
Atmos Midtx
Fiber Light LLC
City of Grapevine
Frontier Communications Inc.
Williams-Access Operating area
360 Networks

To:

S.J.G. Corp., a Texas corporation
City of Grapevine
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2 - none posted, 3, 4, 7(a), 8, 9 - none, 11 (Limited to observed evidence collected pursuant to Section 5.E.iv. & markings requested by the surveyor pursuant to an 811 utility locate - See Note 7.), 13, 16 - none observed, & 20 of Table A thereof. The field work was completed on 7/17/2017.

Date of Plat or Map:

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Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329 - 4373

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CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
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SHEET 2 OF 2

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