

BENCHMARKS:
 CITY OF ARLINGTON BENCHMARK AR 64 A2:
 ALUMINUM DISK STAMPED "AR 64 AZIMUTH MARK" IN THE APPROXIMATE CENTER OF A 15' LONG STORM DRAIN INLET LOCATED ON THE WEST SIDE OF COOPER STREET (FM 266' NORTH OF FANNIN DRIVE. DISK IS 41.5 FEET SOUTHEAST OF A POWER POLE AND 31' SOUTHEAST OF A GAS METER.

NAD83 (GRID) COORDINATES:
 N: 6920855.7
 E: 2388959.5
 PUBLISHED ELEV: 640.13'

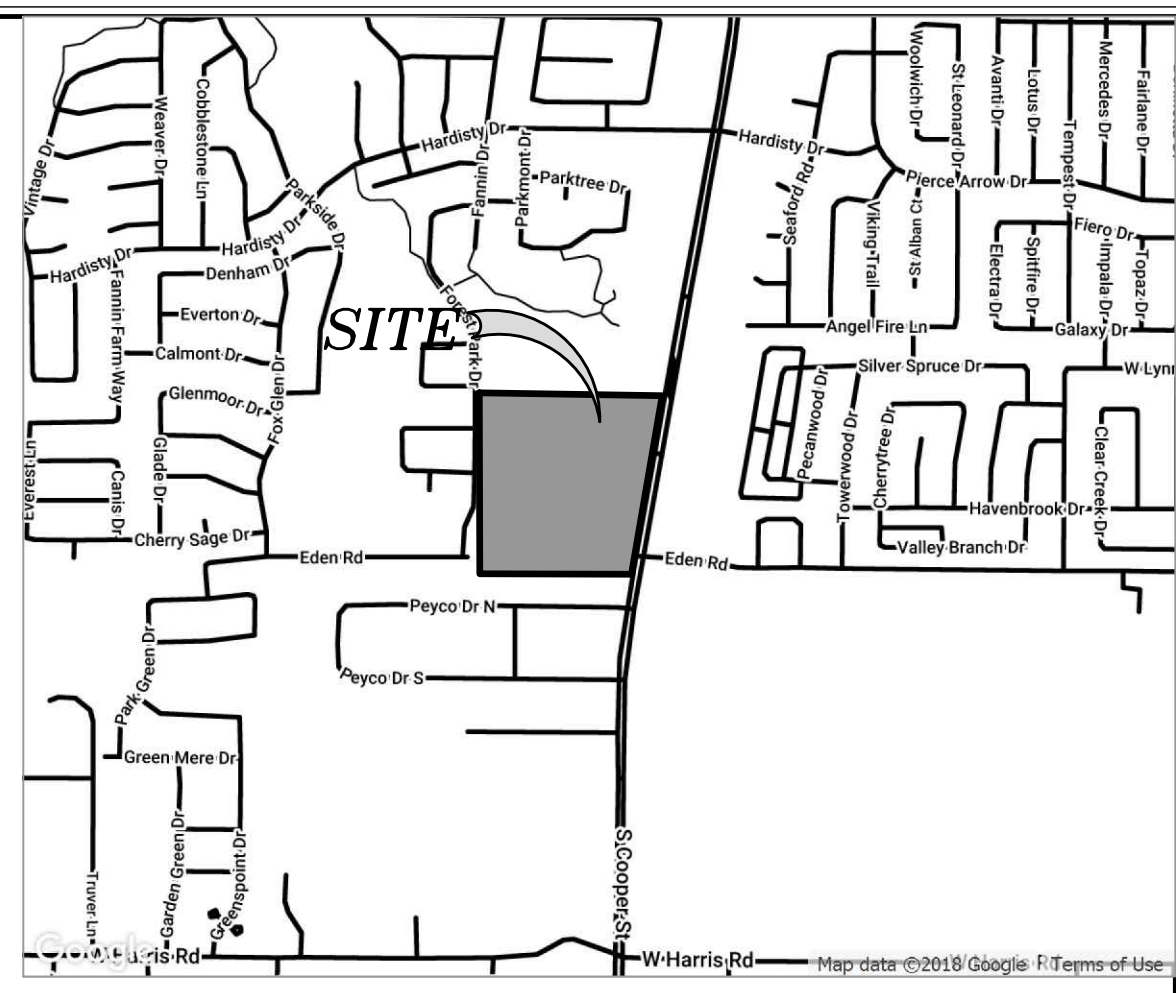
SITE BM #1:
 "X" CUT SET ON CENTERLINE OF A CONCRETE STORM DRAIN INLET, APPROXIMATELY 49' WEST OF THE SOUTH COOPER STREET (FM 157) CENTERLINE, AND 41' NORTH OF A SANITARY SEWER MANHOLE.

NAD83 (GRID) COORDINATES:
 N: 6917563.6
 E: 2388624.2
 ELEV: 650.87'

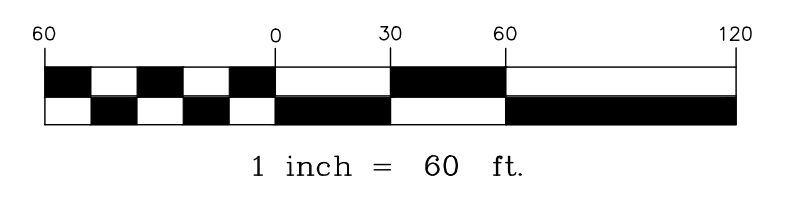
LINE	LENGTH	DIRECTION
L1	5.00'	N80°27'40"W
L2	30.00'	S09°32'20"W
L3	5.00'	S80°27'40"E
L4	5.52'	S09°32'20"W
L5	10.04'	N75°26'40"W
L6	25.36'	S09°32'20"W
L7	50.99'	S01°46'40"E

*** GENERAL NOTES ***

1. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF CURRENT ABSTRACT OF TITLE INFORMATION. EASEMENTS SHOWN HEREON ARE BASED ON A LIMITED SEARCH OF THE TARRANT COUNTY RECORDS. OTHER EASEMENTS MAY BE LOCATED ON THE SUBJECT TRACTS. THE SURVEYOR HAS NOT ABSTRACTED THE TRACTS OF LAND.
2. DATE OF THE FIELD WORK: AUGUST, 2018.
3. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.
4. BEARING & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012828855, BASE POINT 0,0,0.
5. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AND ZONE "A", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0345K, MAP REVISED SEPTEMBER 25, 2009.



VICINITY MAP
(NOT TO SCALE)



*** LEGEND & ABBREVIATIONS ***

CIRS	5/8" YELLOW CAPPED IRON ROD SET "MARKED MMA 817-469-1671"
CC	COUNTY CLERK
PRCT	PLAT RECORDS TARRANT COUNTY, TEXAS
DRTCT	DEED RECORDS TARRANT COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

	BENCHMARK
	FIRE HYDRANT
	LIGHT POLE
	MANHOLE
	POWER POLE
	SANITARY SEWER MANHOLE
	TELEPHONE PEDIESTAL
	TRAFFIC SIGN
	TRAFFIC SIGNAL BOX
	WATER METER
	WATER VALVE

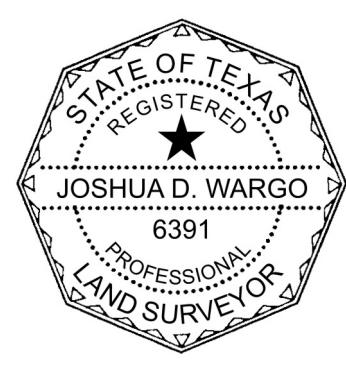
LAND SURVEY OF 25.046 ACRES OF LAND

LOCATED IN THE MATTHEW MAISE SURVEY
 ABSTRACT NO. 1001
 CITY OF ARLINGTON, TARRANT COUNTY
 TEXAS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JOSHUA D. WARGO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME OR UNDER MY DIRECT SUPERVISION.

Joshua D. Wargo
 JOSHUA D. WARGO
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6391
 STATE OF TEXAS
 OCTOBER 30, 2018



EDEN ROAD
 (120' PUBLIC R.O.W.)
 CC# D198259105 - OPRTCT

100-YEAR FLOODPLAIN ZONE A PER FIRM MAP NO. 48439C0345K DATED SEPTEMBER 25, 2009

514,818 SQ. FT. 11.819 ACRES

EDEN COOPER, A TEXAS LIMITED PARTNERSHIP
 CC# D204189824 OPRTCT

576,184 SQ. FT. 13.227 ACRES

J. BURL FOSTER
 CC# 0210200753 OPRTCT

100-YEAR FLOODPLAIN ZONE A PER FIRM MAP NO. 48439C0345K DATED SEPTEMBER 25, 2009

100-YEAR FLOODPLAIN ZONE A PER FIRM MAP NO. 48439C0345K DATED SEPTEMBER 25, 2009

NSPP INVESTMENTS LP
 CC# 0218017669 OPRTCT
 (LOT 13, BLOCK 1)
 PEYCO INDUSTRIAL PARK
 AN UNRECORDED SUBDIVISION

NSPP INVESTMENTS LP
 CC# D204283949 OPRTCT
 (LOT 14, BLOCK 1)
 PEYCO INDUSTRIAL PARK
 AN UNRECORDED SUBDIVISION

MAIBACH INVESTMENTS, L.P.
 CC# D204283949 OPRTCT
 (PORTION OF LOT 15, BLOCK 1)
 PEYCO INDUSTRIAL PARK
 AN UNRECORDED SUBDIVISION