

**Notes:**  
 C.M. ~ Denotes Controlling Monuments.  
 Basis of Bearings according to the Plat recorded in Cob. A, Slide 10453, P.R./I.C.T.1.

I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 48113C 0435, Suffix J, Map Effective Date: August 23, 2001, Zone X, and it appears that no part of the subject tract lies in any special flood hazard area.

**GENERAL NOTES REGARDING SCHEDULE B OF LANDAMERICA AMERICAN TITLE COMMITMENT OF NO. 2019000852:**

The following items, listed on Landamerica American Title Commitment Schedule B of No. 2019000852, are general in nature and the details of the effects on this property are described in the instrument itself:

a. Terms and conditions of Ordinance No. 71-100, entitled Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, recorded in Volume 7349, Page 1106, Real Property Records, Tarrant County, Texas.

The following items, listed on Landamerica American Title Commitment Schedule B of No. 2019000852, I was unable to read:

i. Easement to the City of Grand Prairie recorded in Volume 3346, Page 83, Real Property Records of Tarrant County, Texas.

The following items, listed on Landamerica American Title Commitment Schedule B of No. 2019000852, in my professional opinion do affect the property:

a. Easement to City of Grand Prairie recorded in Volume 6615, Page 955, Real Property Records of Tarrant County, Texas.

b. Easement to City of Grand Prairie recorded in Volume 6524, Page 725, Real Property Records of Tarrant County, Texas.

The following items, listed on Landamerica American Title Commitment Schedule B of No. 2019000852, do not in my professional opinion affect this property:

a. Easement to the City of Grand Prairie recorded in Volume 7006, Page 25, Real Property Records of Tarrant County, Texas.

b. Easement to Texas Electric Service Corporation recorded in Volume 8326, Page 408, Real Property Records of Tarrant County, Texas.

c. Easement to the City of Grand Prairie recorded in Volume 3522, Page 156, Real Property Records of Tarrant County, Texas.

d. Easement to Texas Electric Service Company recorded in Volume 4771, Page 929, Real Property Records of Tarrant County, Texas.

e. Easement and Right-of-Way Agreement recorded in Volume 14344, Page 431, Real Property Records of Tarrant County, Texas.

f. Easement to the City of Grand Prairie recorded in Volume 5498, Page 675, Real Property Records of Tarrant County, Texas.

**CURVE DATA**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD DIRECT	CHORD CHORD
C-1	227.79	430.00	N43°34'15"W	125.5132	156.17	
C-2	56.21	430.00	N55°00'11"W	56.17	170.24	
C-3	171.58	430.00	N39°49'37"W	170.24		

**EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
L1	N6°54'28"W	32.50'
L2	N27°00'46"W	5.99'
L3	N27°00'46"W	5.99'
L4	N27°00'46"W	5.99'
L5	S82°29'23"W	28.22'
L6	S27°00'00"W	4.12'
L7	S47°00'00"W	5.00'
L8	N65°00'00"W	39.76'
L9	N65°00'00"W	17.78'
L10	N65°00'00"W	17.78'
L11	S27°00'45"E	5.00'
L12	S27°00'45"E	5.00'
L13	S27°00'45"E	5.00'

**TRACT 3**  
 MID-CITY BUILDING CORPORATION  
 VOL. 48113C PG. 155  
 D.R./I.C.T.

**TRACT 4**  
 LOT 80-A  
 GREAT SOUTHWEST SOUTH INDUSTRIAL DISTRICT ADDITION  
 COB. A, SLIDE 10191  
 D.R./I.C.T.

**TRACT 5**  
 BEING a 7923 acre tract of land out of the Tapley Holland Survey, Abstract No. 750, in the City of Grand Prairie, Tarrant County, Texas, and being a part of that certain tract of land described in deed to Mid-City Building Corporation and recorded in Volume 4474, Page 755, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found with cap marked "C & B" at the northeast corner of Lot 15, Block 4, Southwest Village, Phase 1, on Tarrant County, Texas;

**THENCE** N. 00°30'03" E., with the north line of said Lot 1, Block 2, for a distance of 252.51 feet to a 5/8 inch iron rod found at the northeast corner of said Lot 1, and being in a non-tangent curve to the left whose radius bears N. 09°26'05" W., 574.74 feet;

**THENCE** in a northeasterly direction with the south line of said Osler Drive and with said curve to the left having a radius of 574.74 feet, and through a central angle of 09°10'56" for an arc length of 92.11 feet, whose chord bears N. 81°58'27" E., for a chord distance of 92.01 feet to a 1/2 inch iron rod found at the end of said curve;

**THENCE** S. 77°54'32" E., with the south line of said Osler Drive for a distance of 100.09 feet to a 1/2 inch iron rod found for corner at the beginning of a tangent curve to the right;

**THENCE** in a northeasterly direction with the south line of said Osler Drive and with said curve to the right, having a radius of 514.74 feet, through a central angle of 12°34'15" for an arc length of 112.94 feet and whose chord bears N. 84°11'40" E., 112.71 feet, to a 5/8 inch iron rod set for corner at the end of said curve;

**THENCE** S. 89°31'13" E., with the south line of said Osler Drive for a distance of 100.51 feet to a 5/8 inch iron rod set with cap marked "XSC 4019" from which a 5/8 inch iron rod found with cap marked "C & B" bears S. 16°15'20" W., 1.13 feet;

**THENCE** S. 00°03'43" W., with the west line of said Great Southwest Parkway for a distance of 247.51 feet to a 5/8 inch iron rod set with cap marked "XSC 4019" at the beginning of a tangent curve to the left whose radius bears S. 89°56'18" E., for a radius of 1004.93 feet, and from which a 1/2 inch iron rod found bears N. 51°47'18" W., 0.53 feet;

**THENCE** in a southeasterly direction with the west line of said Great Southwest Parkway and with said curve to the left having a radius of 1004.93 feet, through a central angle of 25°47'08" for an arc length of 452.26 feet, and whose chord bears S. 12°49'52" E., for a chord distance of 448.45 feet to a 5/8 inch iron rod found at the north corner of Lot 80-A, Great Southwest Industrial District, on Addition to the City of Grand Prairie, according to the Revised Plat thereof recorded in Cabinet A, Slide 10191, of the Plat Records of Tarrant County, Texas;

**THENCE** S. 00°14'24" E., with the west line of said Lot 80-A, for a distance of 666.56 feet to a 5/8 inch iron rod set for corner in the east line of said Block 4, Southwest Village, Phase 1;

**THENCE** N. 27°00'45" W., with the northeasterly line of said Block 4, for a distance of 573.00 feet to a 5/8 inch iron rod set with cap marked "XSC 4019" at the beginning of a tangent curve to the right whose radius bears N. 62°59'15" E., 1004.93 feet;

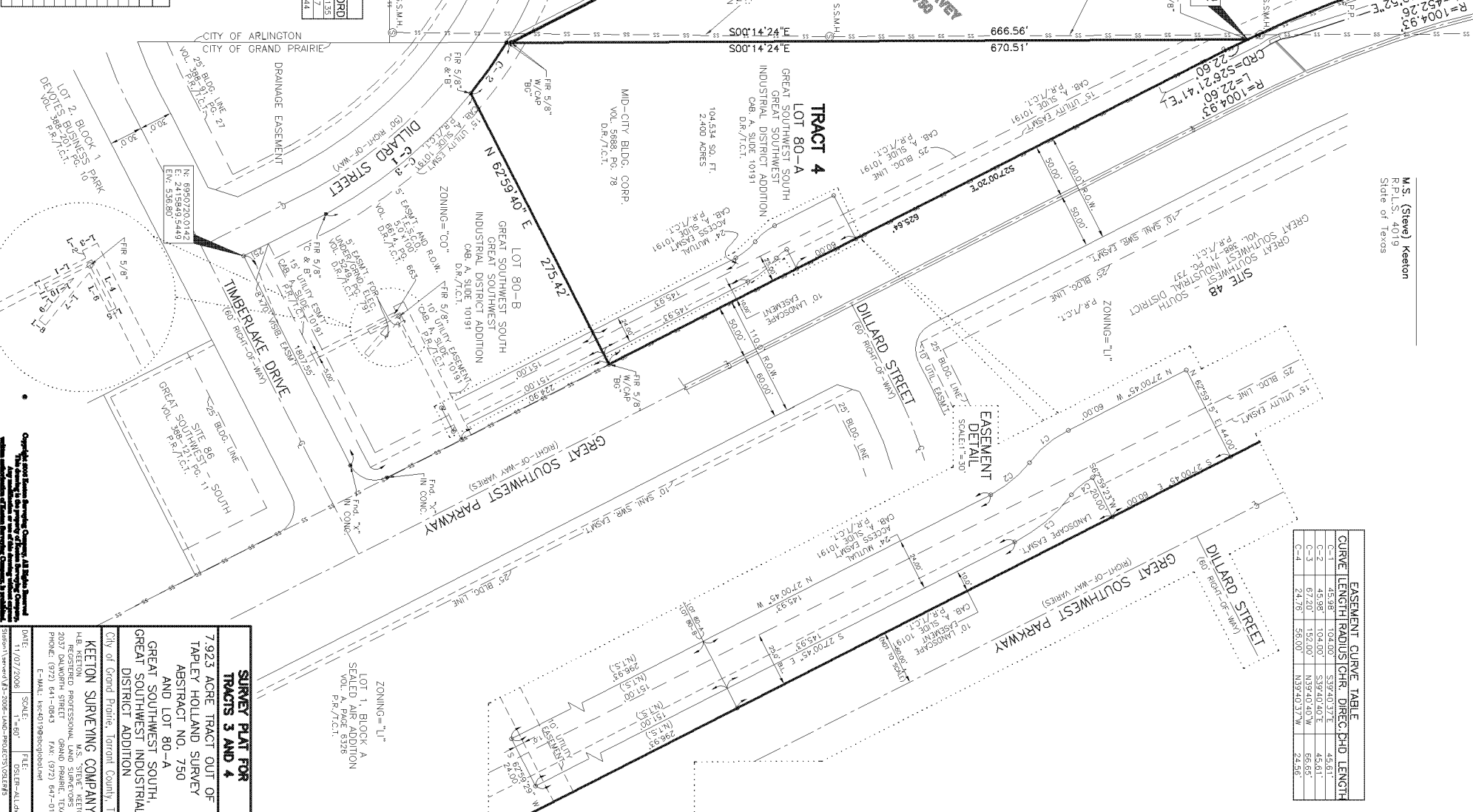
**THENCE** in a northeasterly direction with said curve to the right having a radius of 1304.93 feet, through a central angle of 25°47'08", for an arc length of 564.70 feet, whose chord bears N. 14°35'55" W., 560.31 feet to the POINT OF BEGINNING and containing 345,146 square feet or 7.923 acres of land more or less.

**Legal Description of Land:**  
 Being all of Lot 80-A, Great Southwest South, Great Southwest Industrial District, on Addition to the City of Grand Prairie, TARRANT County, Texas, according to the map or Plat thereof, record in Cabinet A, Slide 10191, of the Plat Records of TARRANT County, Texas, Slide 10191, of the Plat Records of Tarrant County, Texas.

**NOTE:** This survey was performed in connection with the transaction described in: GF NO. 2019000852, per Landamerica American Title Company.

**EASEMENT CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD DIRECT	CHORD CHORD
C-1	48.98	1024.00	S39°40'37"E	45.61'		
C-2	67.20	152.00	S39°40'37"E	65.61'		
C-3	24.76	56.00	N39°40'37"W	24.56'		



**7.923 ACRE TRACT OUT OF TAPLEY HOLLAND SURVEY ABSTRACT NO. 750 AND LOT 80-A, GREAT SOUTHWEST SOUTH INDUSTRIAL DISTRICT ADDITION**

**SURVEY PLAT FOR TRACTS 3 AND 4**

KEETON SURVEYING COMPANY  
 H.B. KEETON, L.S. TITLE & EASEMENT REGISTERED PROFESSIONAL LAND SURVEYOR  
 2027 DALWORTH STREET, GRAND PRAIRIE, TEXAS  
 PHONE: (972) 261-9922 FAX: (972) 647-6154  
 E-MAIL: keeton@keeton.com

DATE: 11/07/2008 SCALE: 1"=60' OSLER-44149  
 Version: Survey-13-2008-LAND-PLAT-035102478