

Legend of Symbols & Abbreviations IRF = IRON ROD FOUND CIRS = CAPPED IRON ROD SET SF = SQUARE FEET AC = ACRES VOL. = VOLUME PG. = PAGE R.O.W. = RIGHT-OF-WAY R = RADIUS A = ARC LENGTH CB = CHORD BEARING CL = CHORD LENGTH D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS

GENERAL NOTES

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM of 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE ONE LOT INTO TWO DEVELOPABLE
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE
- ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
- THE PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA ACCORDING TO MAP NO. 48439C0245K, DATED SEPTEMBER 25, 2009 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE CITY OF ARLINGTON WILL PROVIDE WATER AND SEWER.

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION ON: CHAIRMAN - PLANNING AND ZONING COMMISSION

VICINITY MAP NOT TO SCALE AVENUE H

SECRETARY - PLANNING AND ZONING COMMISSION

SITE 5, BLOCK 6 INDUSTRIAL COMMUNITY NO. 1 GREAT SOUTHWEST INDUSTRIAL DISTRICT VOL. 388-27, PG. 667 P.R.T.C.T.

N 89°02'50" E 5/8" IRF 79.41' (PLAT EAST 79.25')	VARIABLE WIDTH RAIL UTILITY EASEMI VOL. 388-27, PG. P.R.T.C.T.	ROAD AND ENT . 359
R 436.28' (PLAT 436.28') \$\text{\$\Delta\$ 0°47'37" (PLAT 0°48'02")}\$ \$A 6.04' (PLAT 6.10') \$CB N 89°07'56" E \$CL 6.04' 30' 30'	1.5' POLE EASEMENT VOL. 388-28, PG. 507 P.R.T.C.T. R 300.73' (PLAT 300 Δ 90°05'14" (PLAT 90°0 A 472.84' (PLAT 472 CB S 45°33'36" E CL 425.62'	0.73') 00'00") 2.39') SITE 1 BLOCK 6 INDUSTRIAL COMMUNITY NO. 1 GREAT SOUTHWEST INDUSTRIAL DISTRICT VOL. 388-34, PG. 17
B 1 2 ONED: L	5.0' AERIAL EASEMENT VOL. 388-28, PG. 507 P.R.T.C.T. LOCK 1 69,726 SF 3.896 AC	P.R.T.C.T.
JOSEPH R. PAR ABSTRAC CITY OF GRA CITY OF A MADISON GOO ABSTRAC	RKER SURVEY.	89°44'10" E 14.20'
1TN 08°30'00" W 695.67') (CALLED 60' R.O.W.)	ZONED: IM (INDUSTRIAL MANUFACTURING)	RAIL ACCESS EASEMENT VOL. 388-29, PG. 81 P.R.T.C.T. SITE 4 BLOCK 6 INDUSTRIAL COMMUNITY NO. 1 GREAT SOUTHWEST
ON: -5/8" CIRS "TNP"	S 89°33'44" W 319.15' 5/8" CIRS—"TNP" LOT 2, BLOCK 1 46,818 SF	VARIABLE WIDTH VARIABLE WIDTH VARIABLE WIDTH RAILROAD AND UTILITY EASEMENT VOL. 388-27, PG. 359 P.R.T.C.T. P.R.T.C.T.
	1.075 AC 1.075 AC 1.075 AC 295.39' TESCO EASEMENT VOL. 4167, PG. 381 D.R.T.C.T.	ш "04,60°00 s
30'	SITE 7 BLOCK 6 INDUSTRIAL COMMUNITY NO. 1 GREAT SOUTHWEST INDUSTRIAL DISTRICT VOL. 388-28, PG. 229 P.R.T.C.T.	SITE 2 BLOCK 6 INDUSTRIAL COMMUNITY NO. 1 GREAT SOUTHWEST INDUSTRIAL DISTRICT VOL. 388-34, PG. 17 P.R.T.C.T.

OWNERS DEDICATION

STATE OF TEXAS COUNTY OF TARRANT }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JONO REALTY CORP. does hereby adopt this plat designating the hereon above described property as LOTS 1 AND 2, BLOCK 1, WINHOLT ADDITION of Arlington, Texas and does hereby dedicate to the City of Grand Prairie, Texas and the City of Arlington, Texas in fee simple forever the streets, alleys and st shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including f buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easemer ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of re ordinarily performed by that utility.

This plat appro	ved subject to all platting ordinances, rule	es, regulations and resol	utions of the City of Grand Prairi	e, Texas and the City of Arlingto	n, Texas.
JONO REALTY	CORP.				
Ву:		_			
Name:		_			
Title:		_			
STATE OF TEXT					
	the undersigned, a Notary Public in and fo he foregoing instrument and acknowledge				
GIVEN UNDER	R MY HAND AND SEAL OF OFFICE this	day of	, 2018.		
Notary Public ir	n and for the State of Texas				
OWNERS C	<u>ERTIFICATE</u>				
STATE OF TEX	,				
Tarrant County	NO REALTY CORP. is the owner of a trady, Texas, same being all of Site 8, Block 6, Rage 507 of the Plat Records of Tarrant	, Industrial Community N	lo. 1, Great Southwest Industria	I District, an addition to the Cities	
	t a 5/8 inch iron rod found for the southwe ant County, Texas as recorded in Volume				
	n 09 degrees 01 minutes 56 seconds Wes a 5/8 inch iron rod found for the northwes				Street, s
	said curve to the right having a radius of 4 of North 89 degrees 07 minutes 56 second	,		`	degrees 4
THENCE North	n 89 degrees 02 minutes 50 seconds East	t (Plat East), a distance	of 79.41 feet (Plat 79.25 feet) to	a 5/8 inch iron rod found for cor	ner at the
	said curve to the right having a radius of 3 pearing of South 45 degrees 33 minutes 3				degrees (
THENCE North	n 89 degrees 44 minutes 10 seconds East	t (Plat East), a distance	of 14.20 feet (Plat 13.00 feet) to	a 5/8 inch iron rod found for corı	ner;
THENCE South	h 00 degrees 09 minutes 40 seconds Eas	et (Plat South), a distance	e of 388.46 feet (Plat 387.34 fee	t) to a 1/2 inch iron rod found for	the south
	h 89 degrees 33 minutes 44 seconds Wes	st (Plat West), a distance	e of 295.39 feet (Plat 296.28 fee	t) to the POINT OF BEGINNING	containir
SURVEYOR	'S CERTIFICATE				
	dox, a Registered Professional Land Surverations and other reliable documentation;				
Dated this the _	day of, 2018.				
Brian J. Maddo Texas Register Land Surveyor	red Professional				