

LEGAL DESCRIPTION
GRAND PRAIRIE AND ARLINGTON CITY LIMIT LINE

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423, J. R. PARKER SURVEY, ABSTRACT NO. 1227, AND J. GOODWIN SURVEY, ABSTRACT NO. 595, TARRANT COUNTY, TEXAS, CONTAINED WITHIN STATE HIGHWAY NO. 360, AS SHOWN ON TEXAS STATE HIGHWAY DEPARTMENT FINAL RIGHT OF WAY MAP, TARRANT COUNTY, RW 2266-2-1, STATE HIGHWAY NO. 360 FROM STATE HIGHWAY NO. 183 TO U.S. HIGHWAY NO. 80, APPROVED JUNE 16, 1966, AND THE PLAN OF PROPOSED RIGHT OF WAY PROJECT, STATE HIGHWAY 360, TARRANT COUNTY, R.W. 8002-1-24, PROJECT DESIGNATOR 3001, FROM STATE HIGHWAY 183 SOUTH TO INTERSTATE HIGHWAY 20, APPROVED APRIL 10, 1981, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" REBAR FOUND ON THE WEST LINE OF LOT 1-R, BELL HELICOPTER-TEXETRON INDUSTRIAL PARK, INSTRUMENT NO. D185024744, PLAT RECORDS TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 360 AT STATION NO. 292+89.77, 186.00 FEET LEFT OF CENTERLINE.

THENCE ALONG THE WEST LINE OF SAID LOT 1-R AND THE EAST LINE OF STATE HIGHWAY NO. 360 SOUTH 05 DEGREES 24 MINUTES 35 SECONDS WEST A DISTANCE OF 164.94 FEET TO THE NORTHERLY SOUTHWEST CORNER OF SAID LOT 1-R, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 58.89 FEET;

THENCE SOUTH 07 DEGREES 37 MINUTES 05 SECONDS WEST A DISTANCE OF 36.81 FEET;

THENCE SOUTH 13 DEGREES 36 MINUTES 15 SECONDS WEST A DISTANCE OF 77.50 FEET;

THENCE SOUTH 03 DEGREES 19 MINUTES 58 SECONDS WEST A DISTANCE OF 59.58 FEET;

THENCE SOUTH 05 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 515.19 FEET;

THENCE SOUTH 06 DEGREES 04 MINUTES 37 SECONDS WEST A DISTANCE OF 126.82 FEET;

THENCE SOUTH 05 DEGREES 24 MINUTES 54 SECONDS WEST A DISTANCE OF 773.75 FEET, FROM WHICH A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" BEARS NORTH 90 DEGREES 00 SECONDS 00 MINUTES WEST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 03 DEGREES 42 MINUTES 21 SECONDS WEST A DISTANCE OF 43.80 FEET;

THENCE SOUTH 05 DEGREES 25 MINUTES 33 SECONDS WEST A DISTANCE OF 543.70 FEET;

THENCE SOUTH 04 DEGREES 20 MINUTES 11 SECONDS WEST A DISTANCE OF 114.07 FEET;

THENCE SOUTH 05 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 202.54 FEET;

THENCE SOUTH 05 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE OF 563.26 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3595.00 FEET, FROM WHICH A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" BEARS NORTH 90 DEGREES 00 SECONDS 00 MINUTES WEST A DISTANCE OF 10.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 51 MINUTES 31 SECONDS, AN ARC LENGTH OF 242.10 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 03 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 242.06 FEET;

THENCE SOUTH 01 DEGREES 34 MINUTES 00 SECONDS WEST A DISTANCE OF 125.59 FEET;

THENCE SOUTH 01 DEGREES 22 MINUTES 54 SECONDS WEST A DISTANCE OF 541.52 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 01 SECONDS EAST A DISTANCE OF 106.23 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MICHAEL C. MOORE RECORDED IN INSTRUMENT NO. D213300480, DEED RECORDS TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 360 AT STATION NO. 332+70.41, 214.52 FEET LEFT OF CENTERLINE;

THENCE ALONG THE WEST LINE OF SAID MOORE TRACT AND THE EAST LINE OF SAID RIGHT OF WAY LINE NORTH 04 DEGREES 09 MINUTES 16 SECONDS EAST A DISTANCE OF 79.45 FEET TO AN "X" CUT FOUND AT THE NORTHWEST CORNER OF SAID MOORE TRACT.

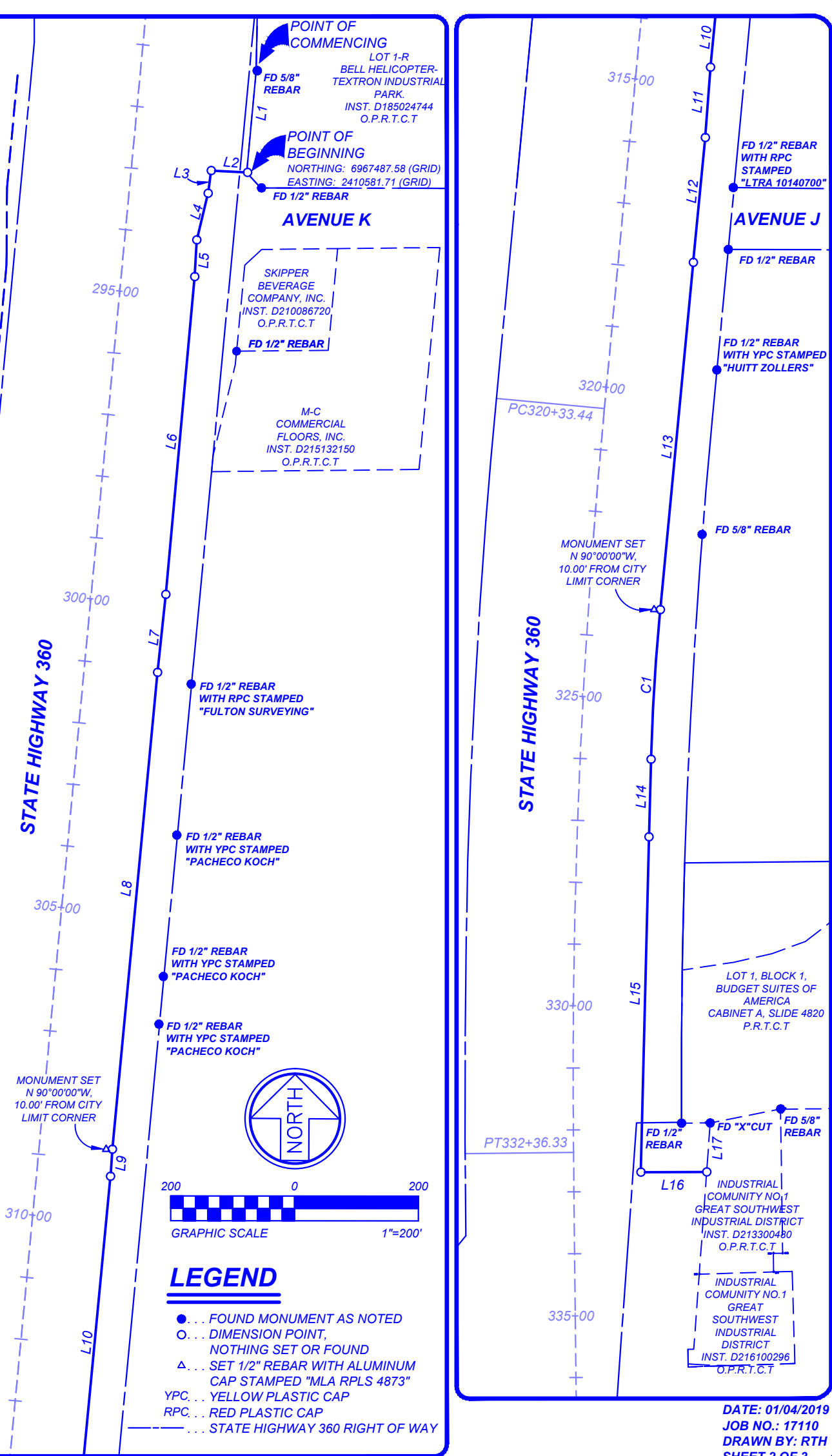
MARSHALL LANCASTER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4873
DATE: JANUARY 4, 2019



DATE: 01/04/2019
JOB NO.: 17110
DRAWN BY: RTH
SHEET 1 OF 3

GRAND PRAIRIE
AND
ARLINGTON
CITY LIMIT LINE
TARRANT COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
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LINE TABLE

| COURSE | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | S 05°24'35" W | 164.94' |
| L2 | N 87°17'07" W | 58.89' |
| L3 | S 07°37'05" W | 36.81' |
| L4 | S 13°36'15" W | 77.50' |
| L5 | S 03°19'58" W | 59.58' |
| L6 | S 05°11'21" W | 515.19' |
| L7 | S 06°04'37" W | 126.82' |
| L8 | S 05°24'54" W | 773.75' |
| L9 | S 03°42'21" W | 43.80' |
| L10 | S 05°25'33" W | 543.70' |
| L11 | S 04°20'11" W | 114.07' |
| L12 | S 05°28'00" W | 202.54' |
| L13 | S 05°25'30" W | 563.26' |
| L14 | S 01°34'00" W | 125.59' |
| L15 | S 01°22'54" W | 541.52' |
| L16 | N 89°52'01" E | 106.23' |
| L17 | N 04°09'16" E | 79.45' |

CURVE TABLE

| COURSE | BEARING | DISTANCE |
|--------|--------------------------------------------------|------------------------------------------|
| C1 | R= 3595.00' TAN= 121.10' CB= S 03°29'45" W | L= 242.10' CA= 3°51'31" CL=242.06' |

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY ALLTERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TARRANT APPRAISAL DISTRICT WEB PAGE DATA (WWW.TAD.ORG).
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
4. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
5. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

DATE: 01/04/2019
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SHEET 3 OF 3

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