



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS Phase 17 Investment, LP is the owner of a 5.699 acre tract of land situated in the M.K. Selvidge Survey, Abstract Number 1423 and the L. Barnes Survey, Abstract Number 113, City of Arlington, Tarrant County, Texas, and being all of that tract of land described in deed to Burrey 360, Inc., as recorded in Instrument Number D2004378595, D.R.T.C.T., said iron being on the westerly right-of-way of State Highway 360 (a variable width public right-of-way); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the southeast corner of that tract of land described in deed to Burrey 360, Inc., as recorded in Instrument Number D2004378595, D.R.T.C.T., said iron being on the westerly right-of-way of State Highway 360 (a variable width public right-of-way);

THENCE South 89 degrees 49 minutes 28 seconds West, along the south line of said Burrey 360 tract, a distance of 167.75 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the right, having a radius of 160.00 feet, a chord bearing of North 67 degrees 24 minutes 41 seconds West, a chord distance of 122.15 feet;

THENCE Northwesteasterly, continuing along said south line and along said curve, through a central angle of 44 degrees 52 minutes 49 seconds, an arc distance of 125.33 feet to a 1/2-inch iron rod with cap set for the point of tangency;

THENCE North 45 degrees 31 minutes 44 seconds East, along the south line of said Burrey 360 tract, a distance of 364.37 feet to a P.K. nail found for the northwest corner of same on the south right-of-way line of Burrey Road (a variable width public right-of-way);

THENCE North 00 degrees 32 minutes 41 seconds West, along the west line of said Burrey 360 tract, a distance of 364.37 feet to a P.K. nail found for the northwest corner of same on the south right-of-way line of Burrey Road (a variable width public right-of-way);

THENCE North 89 degrees 18 minutes 46 seconds East, along the common north line of said Burrey 360 tract and said south right-of-way line, passing at a distance of 229.59 feet to the intersection of said south right-of-way line of Burrey Road and said south right-of-way line of the common north line of said Lodge Realty Partners tract and said south right-of-way line of Burrey Road, it is a total cumulative distance of 515.15 feet to a 1/2-inch iron rod with cap set for the northeast corner of said Lodge Realty Partners tract, said iron being the intersection of said south right-of-way line of Burrey Road with said west right-of-way line of State Highway 360, said iron being the point of beginning of a non-tangent right-of-way line to the left, having a radius of 11,634.16 feet, a chord bearing of South 10 degrees 14 minutes 02 seconds West, a chord distance of 222.88 feet;

THENCE Southwesteasterly, along the common said west right-of-way line of State Highway 360 and east lines of said Lodge Realty Partners tract and said Burrey 360 tract, and along said curve, through a central angle of 01 degree 16 minutes 52 seconds, an arc distance of 228.77 feet to the POINT OF BEGINNING and CONTAINING 5.699 acres or 248,277 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT: Phase 17 Investment, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the heretobefore described tract of land as Lot 1, Block A, Burrey 360 Addition, and add the same to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public the use of the streets, easements, and parks shown thereon except the private easements shown hereon.

Owner's Agent/Title

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. In the capacity therein stated, and as the act and deed of said Martin Sprocket & Gear, Inc.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

METES AND BOUNDS DESCRIPTION (CITY OF GRAND PRAIRIE)

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS Phase 17 Investment, LP is the owner of a 5.699 acre tract of land situated in the M.K. Selvidge Survey, Abstract Number 1423 and the L. Barnes Survey, Abstract Number 113, City of Arlington, Tarrant County, Texas, and being all of that tract of land as described in deed to Phase 17 Investment, LP, as recorded in Instrument Number DXXXXXXX of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the south line of said 5.699 acre tract at its intersection with the approximate city limit line between the City of Grand Prairie and the City of Arlington;

THENCE South 89 degrees 49 minutes 28 seconds West, along the south line of said 5.699 acre tract, a distance of 128.86 feet to a 1/2-inch iron rod found for the point of curvature of a tangent circular curve to the right, having a radius of 160.00 feet, a chord bearing of North 67 degrees 24 minutes 41 seconds West, a chord distance of 122.15 feet;

THENCE Northwesteasterly, continuing along said south line and along said curve, through a central angle of 44 degrees 52 minutes 49 seconds, an arc distance of 125.33 feet to a 1/2-inch iron rod with cap set for the point of tangency;

THENCE North 45 degrees 31 minutes 44 seconds West, continuing along said south line, a distance of 74.07 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the right, having a radius of 160.00 feet, a chord bearing of North 21 degrees 54 minutes 54 seconds West, a chord distance of 121.48 feet;

THENCE Northwesteasterly, continuing along said south line and along said curve, through a central angle of 44 degrees 52 minutes 49 seconds, an arc distance of 124.81 feet to a 1/2-inch iron rod with cap set for the point of tangency;

THENCE North 00 degrees 32 minutes 41 seconds West, along the west line of said Burrey 360 tract, a distance of 364.37 feet to a P.K. nail found for the northwest corner of same on the south right-of-way line of Burrey Road (a variable width public right-of-way);

THENCE North 89 degrees 18 minutes 46 seconds East, along the common north line of said Burrey 360 tract and said south right-of-way line, a distance of 229.59 feet to the common most northerly northeast corner of said Burrey 360 tract, same being the intersection with said approximate city limit line;

THENCE South 00 degrees 02 minutes 45 seconds West, said said approximate city limit line, a distance of 578.55 feet to the POINT OF BEGINNING and CONTAINING 2.75 acres or 119,465 square feet of land, more or less.

PRELIMINARY PLAT

OF

**BURREY 360 ADDITION**

**LOT 1, BLOCK A**

BEING 5.699 ACRES OUT OF

L. BARNES SURVEY, ABSTRACT NO. 113 &

M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423

CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

MAY 20, 2018

1 LOTS

DATE: MAY 20, 2018

DRAWN BY: JCH

OWNER/APPLICANT:

Name: Phase 17 Investment, LP

Contact: Mark Cagan, P.E.

Address: P.O. Box 601638, Dallas, Texas 75360

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

CIVIL ENGINEER:

Name: Camille Design

Contact: Paul Cagan, P.E.

Address: P.O. Box 2118, Eldest, Texas 76039

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

SURVEYOR:

Name: GEONAV, LLC

Contact: Joel C. Howard, RPLS

Address: 2391 Highway 107

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: [joel@geonav.com](mailto:joel@geonav.com)

Exhibit A - Preliminary Plat