



Professional Land Surveying Services

4304 Tate Springs Road, #100
Arlington, Texas 76016
Phone: 817.478.6802
Fax: 817.478.6862
Firm Reg. # 10100200

METES AND BOUNDS DESCRIPTION:

Being a portion of Lots 3 and 4, Block B in the L. Cox and C. Hines Resubdivision of Block B, Midway Suburban Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, as recorded in Volume 388-G, Page 113, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for the most easterly northeast corner of the herein described tract of land, being at the intersection of the south right-of-way line of Jefferson Street and the west right-of-way line of South Great S.W. Parkway, and being S 80° 48' 00" W, 20.1 feet and S 00° 25' 51" E, 18.46 feet from the original northeast corner of said Lot 4;

THENCE S 00° 25' 51" E, along and with the west right-of-way line of South Great S.W. Parkway, a distance of 131.86 feet to a PK nail set for the southeast corner of the herein described tract of land, and being the most northerly southeast corner of a tract of land conveyed to Sofyan Taim as recorded in Instrument No. D207040848, (OPRTCT);


THENCE S 80° 48' 00" W, along and with the south line of the herein described tract of land and a line of said Taim tract, a distance of 127.73 feet to 1/2" iron rod found for the southwest corner of the herein described tract of land, and being an interior corner of said Taim tract;

THENCE N 01° 15' 00" W, along and with the west line of the herein described tract of land and a line of said Taim tract, a distance of 138.31 feet to a PK nail set for the northwest corner of the herein described tract of land, and being in the south right-of-way line of Jefferson Street;

THENCE N 80° 48' 00" E, (bearing basis), along and with the south right-of-way line of Jefferson Street, a distance of 115.24 feet to an "X" set for corner;

THENCE S 71° 00' 58" E, along and with the south right-of-way line of Jefferson Street, a distance of 15.28 feet to the POINT OF BEGINNING, and containing 0.4045 of an acre, (17,621 sq. ft.), of land.

Subject tract also known as 2601 W. Jefferson Street, Grand Prairie, Texas.

 9-4-14
Frederick H. Westphall
Registered Professional Land Surveyor #5832
JOB NO. 1408IN59

