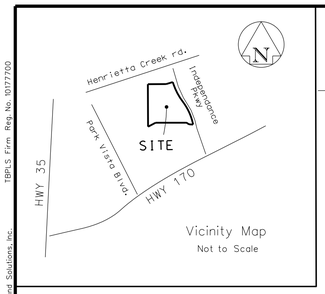
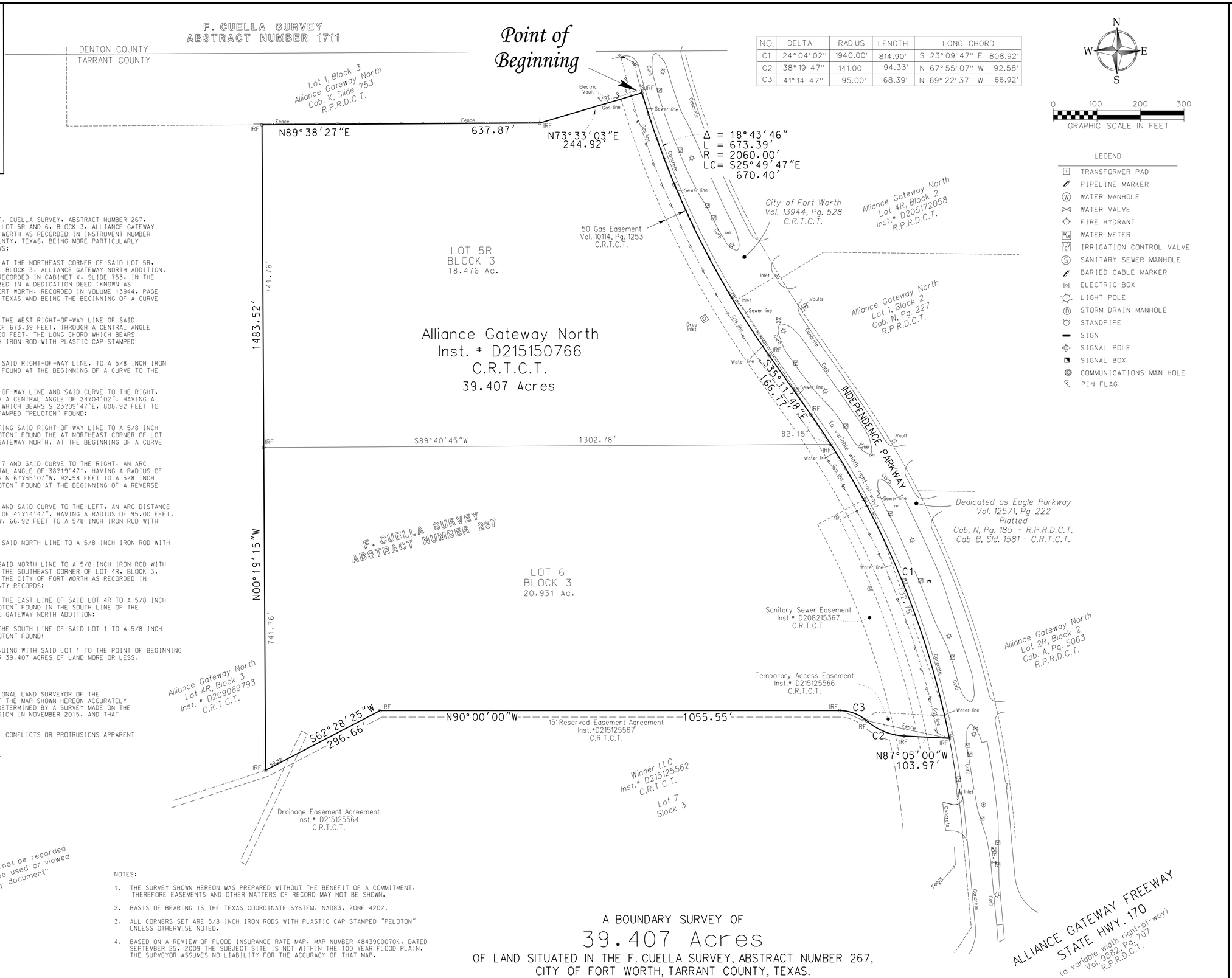


F. CUELLA SURVEY
ABSTRACT NUMBER 1711

DENTON COUNTY
TARRANT COUNTY

Point of Beginning

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	24° 04' 02"	1940.00'	814.90'	S 23° 09' 47" E 808.92'
C2	38° 19' 47"	141.00'	94.33'	N 67° 55' 07" W 92.58'
C3	41° 14' 47"	95.00'	68.39'	N 69° 22' 37" W 66.92'



LEGEND

- TRANSFORMER PAD
- PIPELINE MARKER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- BARIED CABLE MARKER
- ELECTRIC BOX
- LIGHT POLE
- STORM DRAIN MANHOLE
- STANDPIPE
- SIGN
- SIGNAL POLE
- SIGNAL BOX
- COMMUNICATIONS MAN HOLE
- PIN FLAG

DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE F. CUELLA SURVEY, ABSTRACT NUMBER 267, TARRANT COUNTY, TEXAS AND BEING ALL OF LOT 5R AND 6, BLOCK 3, ALLIANCE GATEWAY NORTH, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN INSTRUMENT NUMBER D215150766, COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 5R, BLOCK 3, THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, ALLIANCE GATEWAY NORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN CABINET X, SLIDE 753, IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN A DEDICATION DEED (KNOWN AS INDEPENDENCE PARKWAY) TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 13944, PAGE 528 OF COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT AND THE WEST RIGHT-OF-WAY LINE OF SAID INDEPENDENCE PARKWAY, AN ARC DISTANCE OF 673.39 FEET, THROUGH A CENTRAL ANGLE OF 18?43'46", HAVING A RADIUS OF 2060.00 FEET, THE LONG CHORD WHICH BEARS S 25?49'55"E, 670.40 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 35?11'48"E, 166.77 FEET, WITH SAID RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 814.90 FEET, THROUGH A CENTRAL ANGLE OF 24?04'02", HAVING A RADIUS OF 1940.00 FEET, THE LONG CHORD WHICH BEARS S 23?09'47"E, 808.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 87?05'00"W, 103.97 FEET DEPARTING SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND THE AT NORTHEAST CORNER OF LOT 7, BLOCK 3 OF AFOREMENTIONED ALLIANCE GATEWAY NORTH, AT THE BEGINNING OF A CURVE TO THE RIGHT, BEING;

THENCE WITH THE NORTH LINE OF SAID LOT 7 AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 94.33 FEET, THROUGH A CENTRAL ANGLE OF 38?19'47", HAVING A RADIUS OF 141.00 FEET, THE LONG CHORD WHICH BEARS N 67?55'07"W, 92.58 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID NORTH LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 68.39 FEET, THROUGH A CENTRAL ANGLE OF 41?14'47", HAVING A RADIUS OF 95.00 FEET, THE LONG CHORD WHICH BEARS N 69?22'37"W, 66.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 90?00'00"W, 1055.55 FEET WITH SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 62?28'25"W, 296.66 FEET WITH SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHEAST CORNER OF LOT 4R, BLOCK 3, ALLIANCE GATEWAY NORTH, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN INSTRUMENT NUMBER D209069793, SAID COUNTY RECORDS;

THENCE N 00?19'15"W, 1483.52 FEET WITH THE EAST LINE OF SAID LOT 4R TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE SOUTH LINE OF THE AFOREMENTIONED LOT 1, BLOCK 3, ALLIANCE GATEWAY NORTH ADDITION;

THENCE N 89?38'27"E, 637.87 FEET WITH THE SOUTH LINE OF SAID LOT 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 73?33'03"E, 244.92 FEET CONTINUING WITH SAID LOT 1 TO THE POINT OF BEGINNING AND CONTAINING 1,716,584 SQUARE FEET OR 39.407 ACRES OF LAND MORE OR LESS.

CERTIFICATION

I, XXXX X XXXXXXX, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER 2015, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

XXXXXXXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. XXXX

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"
22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 2015-11-30

NOTES:

1. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT, THEREFORE EASEMENTS AND OTHER MATTERS OF RECORD MAY NOT BE SHOWN.
2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
3. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
4. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0070K, DATED SEPTEMBER 25, 2009 THE SUBJECT SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.

A BOUNDARY SURVEY OF
39.407 Acres
OF LAND SITUATED IN THE F. CUELLA SURVEY, ABSTRACT NUMBER 267,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

Revisions:	
Job #:	WIN15001
Drawn By:	W.Blades
Checked By:	T.Bridges
Date:	11.30.2016

A BOUNDARY SURVEY OF
39.407 Acres
OF LAND SITUATED IN THE F. CUELLA SURVEY, ABSTRACT NUMBER 267,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

PELOTON LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET
OF SHEETS

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