

Property Map

of Herman Ard's
3.993 Acres

R. Ashton & H. Skm
Called 3.41 Acres
D21349237

H. Ard, Jr. & B. Ard
1.98 Acres
D216132305

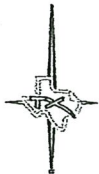
H. Ard, Jr. & B. Ard
1.282 Acres
D217065576

H. Ard & B. Ard
0.731 Acre
D220016079

Chandler
D205123641

Notes:

- 1) No abstract of title or title commitment was provided to this surveyor. Theoretical research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Theoretical research does not show errors on this survey may exist and encumber this property.
- 2) Official FEMA Flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official FEMA website at FEMA.gov.
- 3) Bearings, Distances, and/or Azims derived from GNSS observations and related NAD, FUTA, Texas State Plane Coordinate System, North Central Zone 4202 (GDA).
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) C.I.R.S. - Set 1/2" Iron rod with orange plastic cap stamped "Texas Surveying Inc."
- 7) No improvements shown on these tracts.
- 8) Job numbers: 422222, 000104, 4001336-01, 4001332 (Map of Frontier Survey - March 3, 2022)



ALLEN BRADSHAW - 817-441-5243
FED. REG. 4291029 - ALLEN@TEXASSURVEYING.COM

US HIGHWAY BUS. 287
7911

US HIGHWAY BUS. 287
7921

US HIGHWAY BUS. 287
7923

N 47°31'45" E 399.62'

S 29°46'35" E 255.55'

N 42°28'40" W 215.55'

(2) N 46°32'48" E (2) 104.65'

S 21°55'47" E 100.99'

(2) S 55°49'30" W (2) 79.20'

(2) S 47°42'27" E (2) 42.04'

7923 US Highway No. 287 Business
in American Fork, Texas

N 42°28'40" W 215.55'

(2) S 49°22'28" W (2) 112.59'

S 40°49'58" W 183.81'

N 42°28'40" W 215.55'

SEE PLAN

SEE PLAN

SEE PLAN

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SEE PLAN

Property Map

of Herman Ard's
3.993 Acres

R. Aghland & M. Sika
Ceded 3.41 Acres
D22349237

H. Ard, Jr. & B. Ard
1.98 Acres
D216132305

H. Ard, Jr. & B. Ard
1.282 Acres
D217065576

H. Ard & B. Ard
0.731 Acre
D220018079

Chandler
D205123641

US HIGHWAY BUS. 287
7911

US HIGHWAY BUS. 287
7921

US HIGHWAY BUS. 287
7912

Notes:

1) No abstract of title or title commitment was provided to US Surveyor. On-site research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Bound documents other than those shown on this survey may exist and encumber this property.

2) Official FEMA Flood Hazard Information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official FEMA website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 83, Texas State Plane Coordinate System, North Central Zone 4202, (GCS).

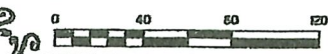
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) C.I.R.S. - 5/8" iron rod with orange plastic cap stamped "Texas Surveying Inc."

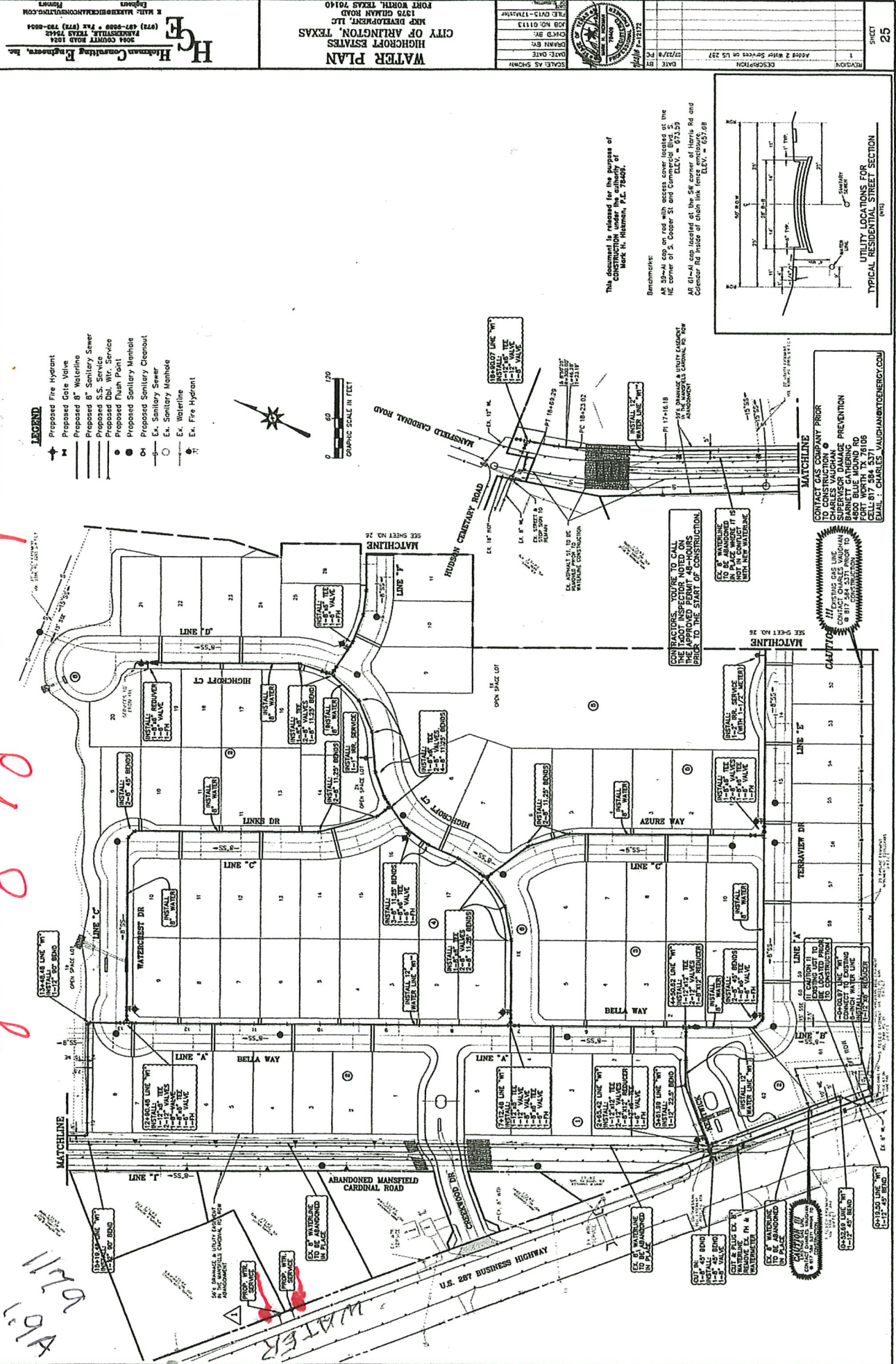
7) No improvements shown on these tracts.

8) Job numbers: 8102-CA, 8102-14, 8102-16-FL, 8102-12 (plus of Previous Surveys - March 1, 2020)



TEXAS SURVEYING
ALFRED BRANSON - 817-441-5243
1700 EL PASO BLVD - AUSTIN, TEXAS 78704

Engineering Copy - water taps



HCE
Hickman Consulting Engineers, Inc.
 1224 PARKWAY
 FARMERSVILLE, TEXAS 77942
 (972) 497-8888 • Fax (972) 783-8888
 E-MAIL: HICKMAN@HICKMANENGINEERS.COM
 Engineers

WATER PLAN
 HIGHCROFT ESTATES
 CITY OF ARLINGTON, TEXAS
 MDP DEVELOPMENT, LLC
 1978 GILMAN ROAD
 FORT WORTH, TEXAS 76140

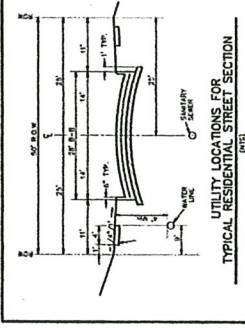
SCALE: AS SHOWN
 DATE: 01/27/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 FILE: 0113-1714572

REGION: 1
 DESCRIPTION: Add 2 Water Services on US 287
 DATE BY: [Signature]

SHEET 26

This document is released for the purposes of
 construction and is not to be used for
 Mark N. Haberman, P.E. 78409.

Benchmarks:
 AR 59-A cap on rod with access sewer located at the
 NE corner of S. Cooper St and Central ELEV. = 673.55
 AR 61-A cap located at the SW corner of Norris Rd and
 Central Rd inside of chain link fence entrance
 ELEV. = 657.68



CONTACT GAS COMPANY PRIOR
 TO ANY WORK TO BE DONE
 SUPERVISOR DAMAGE PREVENTION
 CHARLES VAUGHAN
 4800 BLUE HOUND RD
 FORT WORTH, TX 76106
 E-MAIL: CHARLES.VAUGHAN@ENERGY.COM

CAUTION!!
 Existing gas line
 located in place where it is
 to be removed.
 CONTRACTOR TO VERIFY
 LOCATION OF GAS LINE
 PRIOR TO THE START OF CONSTRUCTION.

CONTRACTORS YOU'RE TO CALL
 MUST OBTAIN THE
 APPROVED PERMIT 48-HOURS
 PRIOR TO THE START OF CONSTRUCTION.

PROPOSED 1/2" BR. SERVICE
 (WITH 1-1/2" BENDER)

INSTALL 1/2" BR. VALVE
 (WITH 1-1/2" BENDER)

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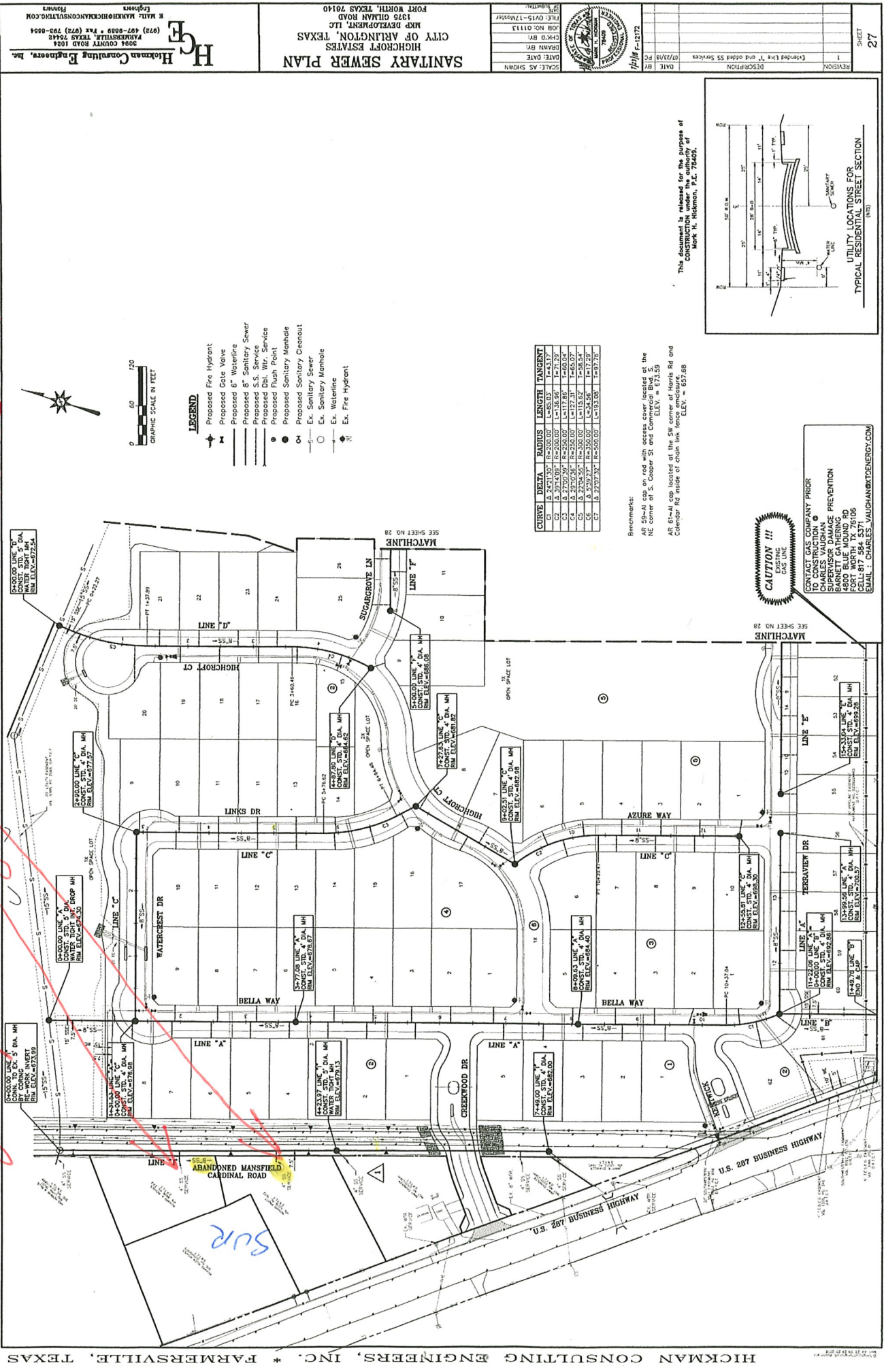
INSTALL 1/2" BR. VALVE
 (WITH 1-1/2" BENDER)

INSTALL 1/2" BR. VALVE
 (WITH 1-1/2" BENDER)

INSTALL 1/2" BR. VALVE
 (WITH 1-1/2" BENDER)

1170
 02/11
 A631

4" Sewerage taps Engineering Copy
H. ARD & B. ARD
1.98 ACRES
D216132305
— DER MAP

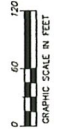


Hickman Consulting Engineers, Inc.
 504 COUNTY ROAD 1004
 FARMERSVILLE, TEXAS 76842
 (972) 497-8888 • Fax (972) 783-0545
 E MAIL: HCKMAN@HCKMANCONSULTING.COM
 P Engineers

SANITARY SEWER PLAN
 HIGHCROFT ESTATES, TEXAS
 MRP DEVELOPMENT, LC
 1375 GILMAN ROAD
 FORT WORTH, TEXAS 76140

SCALE: AS SHOWN
 DATE: DATE
 DRAWN BY:
 CHECKED BY:
 JOB NO.: 01113
 FILE: 015-1-1705107

REVISION: 1
 DESCRIPTION: Extended Line 1 and added S5 Service
 DATE: 07/19/18
 SHEET 27

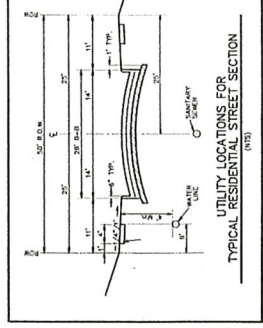


LEGEND

- Proposed Fire Hydrant
- Proposed Gate Valve
- Proposed 6" Waterline
- Proposed 8" Sanitary Sewer
- Proposed S.S. Service
- Proposed Dbl. Wtr. Service
- Proposed Flush Point
- Proposed Sanitary Manhole
- Proposed Sanitary Cleanout
- Ex. Sanitary Sewer
- Ex. Sanitary Manhole
- Ex. Waterline
- Ex. Fire Hydrant

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ 2471.30°	R=200.00'	L=45.03'	T=43.17'
C2	Δ 204.00°	R=200.00'	L=38.96'	T=37.29'
C3	Δ 204.00°	R=200.00'	L=38.96'	T=37.29'
C4	Δ 231.00°	R=250.00'	L=122.31'	T=145.97'
C5	Δ 2328.56°	R=300.00'	L=115.62'	T=158.54'
C6	Δ 2328.56°	R=300.00'	L=115.62'	T=158.54'
C7	Δ 1032.54°	R=200.00'	L=103.05'	T=107.73'

Benchmarks:
 AR 59+41 csp. on rod with access cover located at the NE corner of S. Cooper St and Const. ELEV. = 671.59
 AR 61+41 csp. located at the SW corner of Harris Rd and Colander Rd inside of chain link fence enclosure ELEV. = 637.68



CAUTION !!!
 EXISTING GAS MAIN

CONTACT GAS COMPANY PRIOR TO ANY WORK IN THIS AREA.
 SUPERVISOR DAMAGE PREVENTION
 CHARLES VAUGHAN
 4800 BLUE MOUND RD
 FORT WORTH, TX 76106
 TEL: 817-594-5337
 GAIL L. CHARLES-VAUGHAN@CTENERGY.COM