41.094 ACRES
1,790,075 SQUARE FEET

N43°39'08"E 208.72'

S44°39'24"W 612.27'

S45°20'36"E 615.32'

N43°37'42"E 150.00'

N48°33'00"E 208.57'

S43°46'54"W 159.98'

S46°15'54"E 150.00'

S43°42'05"W 419.25'

S46°15'27"E 98.55'

N47°12'56"E 97.12'

S47°12'56"W 97.12'

N46°19'06"W 204.22'

S46°15'42"E 391.89'

D=4°16'24"
R=5819.58
L=434.02
CH=N46°15'51"E
433.92

D=14°38'42"
R=322.27
L=82.37
CH=S06°21'43"W
82.15

FLINT SURVEY

ABSTRACT No. 1889

BOUNDARY SURVEY
41.094 ACRES OF LAND

DODGE AVENUE

22ND STREET

23RD STREET

PORTION OF LOT 2, BLOCK 1
ROSEN NORTHWEST SUBDIVISION
CAB. A, SLIDE 1246
P.R.T.C.T

LOT 3, BLOCK 1
ROSEN NORTHWEST SUBDIVISION
CAB. A, SLIDE 1246
P.R.T.C.T

NORTHSIDE MARKETPLACE W.D. '97, LTD.
CC No. 2004-134291
D.R.T.C.T

RICHARD CARR CONSTRUCTION COMPANY
CC No. 2005-365323
D.R.T.C.T

TARRANT LODGE No. 942 A.F. & A.M.
VOL. 3281, PG. 117
D.R.T.C.T

LOT 4, BLOCK 4
STARKS ADDITION
CAB. A, SLIDE 4072
P.R.T.C.T

LOT 1-A, BLOCK 1
NORTHWEST SUBDIVISION
CAB. A, SLIDE 1246
P.R.T.C.T

BLOCK 28
ROSEN HEIGHTS
SECOND FILING
VOL. 1894, PG. 539
P.R.T.C.T

SEWER LINE AS SHOWN ON CITY OF FORT WORTH SEWER MAP No. 203E-404

APPROX. LOCATION SURVEY LINE

VICINITY MAP
NTS

0 60 120 180 240

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE TEXAS AND PACIFIC RAILWAY No. 3 SURVEY, ABSTRACT No. 1476, J. ARMENDARIS SURVEY, ABSRACT No. 60 AND THE J. FLINT SURVEY, ABSTRACT No. 1889, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 1-A, BLOCK 1, STARKS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, RECORDED BY PLAT IN CABINET 'A', SLIDE 4072, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), BEING A PORTION OF LOT 2, BLOCK 1, ROSEN NORTHWEST SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, RECORDED BY PLAT IN CABINET 'A', SLIDE 1246, P.R.T.C.T., BEING ALL OF TRACT V DESCRIBED IN THE DEED TO NORTHSIDE MARKETPLACE W.D. '97, LTD., RECORDED IN COUNTY CLERK'S No. 2004-134291, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAIL ROAD SPIKE FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 183 LEMMAN AVENUE-VARIABLE WIDTH PUBLIC R.O.W.), BEING THE NORTHEAST CORNER OF SAID LOT 2 AND BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID ROSEN NORTHWEST SUBDIVISION,

THENCE S 46°05'02" E ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND THE SOUTHWESTERLY LINE OF SAID LOT 3, 205.98 FEET TO A 1/2" IRON ROD FOUND,

THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND SAID TRACT V AS FOLLOWS:

N 47°12'56" E, 97.12 FEET TO A 1/2" IRON ROD FOUND,

N 48°33'00" E, 208.57 FEET TO A 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID LOT 3,

N 46°19'06" W, 204.22 FEET TO A 3/4" IRON ROD FOUND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 183 AND BEING THE NORTHEAST CORNER OF SAID LOT 3,

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 183 AS FOLLOWS:

N 47°23'15" E, 16.18 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 3752" AND BEING THE BEGINNING OF A CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5819.58 FEET, A DELTA ANGLE OF 04°16'24", A CHORD BEARING N 46°15'51" E, 433.92 FEET, AND AN ARC LENGTH OF 434.02 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.", BEING THE NORTHWEST CORNER OF LOT 11, BLOCK 28, ROSEN HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, RECORDED BY PLAT IN VOLUME 1894, PAGE 539, MAP RECORDS, TARRANT COUNTY, TEXAS (M.R.T.C.T.),

THENCE S 46°15'42" E ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 28, 391.89 FEET TO A PK-NAIL FOUND,

THENCE S 43°46'54" W, 159.98 TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.",

THENCE S 46°15'54" E, 150.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MLA RPLS 4873", BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DODGE AVENUE (60' PUBLIC R.O.W.),

THENCE S 43°42'05" W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DODGE AVENUE, 419.25 FEET TO A 1" IRON PIPE FOUND, BEING IN THE NORTHWESTERLY LINE OF 22ND STREET (60' PUBLIC R.OW.),

THENCE S 46°15'27" E ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 22ND STREET, 98.55 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.", BEING THE MOST NORTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RICHARD CARR CONSTRUCTION COMPANY, RECORDED IN COUNTY CLERK'S No. 2005-365323, D.R.T.C.T.,

THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID CARR TRACT AS FOLLOWS:

S 44°39'24" W, 612.27 FEET TO A 60-D NAIL FOUND,

S 45°20'36" E, 615.32 FEET TO A 60-D NAIL FOUND, BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BELLE AVENUE (VARIABLE WIDTH PUBLIC R.O.W.) AND BEING IN A NON-TANGENT CURVE TO THE LEFT,

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DELLE AVENUE AS FOLLOWS:

ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 322.27 FEET, A DELTA ANGLE OF 14°38'42", A CHORD BEARING OF S 06°21'43" W, 82.15 FEET, AND AN ARC LENGTH OF 82.37 FEET TO A 1/2" IRON ROD FOUND,

S 01°32'05" W, 319.92 FEET TO A 3/8" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BUJMARO TAFOYA AND PAULA ALMAZAN, RECORDED IN COUNTY CLERK'S No. 2006-63639, D.R.T.C.T.,

THENCE S 89°18'06" W ALONG THE NORTH LINES OF SAID TAFOYA TRACT, A TRACT OF LAND DESCRIBED IN A DEED TO SANTIAGO & LETICIA MENDOLA, RECORDED IN VOLUME 14839, PAGE 252, D.R.T.C.T. A TRACT OF LAND DESCRIBED IN A DEED TO RALPH YATES, RECORDED IN VOLUME 12151, PAGE 1516, D.R.T.C.T., LOTS 6-10, L.J. BAKER SUBDIVISION, RECORDED IN VOLUME 1139, PAGE 585, D.R.T.C.T., AND LOT 5-R, BLOCK B, L.J. BAKER SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, RECORDED BY PLAT IN VOLUME 388-108, PAGE 115, P.R.T.C.T., 1171.71 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MLA RPLS 4873", BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 2, J. ARMENDARIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, RECORDED BY PLAT IN VOLUME 388-179, PAGE 35, P.R.T.C.T.,

THENCE N 33°20'00" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 2, J. ARMENDARIS ADDITION, 146.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.", BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 1, BLOCK 1, J. ARMENDARIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, RECODED BY PLAT IN VOLUME 388-154, PAGE 61, P.R.T.C.T.,

THENCE ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINES OF SAID LOT 1, BLOCK 1, J. ARMENDARIS ADDITION AS FOLLOWS:

N 43°41'01" E, 188.32 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.",

N 46°10'03" W, 199.02 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.", FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MLA RPLS 4873" BEARS N 73°41'48" E, 0.85 FEET,

N 18°19'44" W, 217.66 FEET TO A 1/2" IRON ROD FOUND AND BEING IN A NORTHWESTERLY LINE OF LOT 1, BLOCK A OF SAID STARKS ADDITION,

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK A OF SAID STARKS ADDITION AND THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, J. ARMENDARIS ADDITION AS FOLLOWS:

N 00°19'13" W, 113.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "LANDES",

N 28°17'15" W, 145.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GEER 4117", BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 183,

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 183 AND THE NORTHWESTERLY LINES OF LOTS 1 & 2, BLOCK 1, STARKS ADDITION AS FOLLOWS:

N 48°24'39" E, AT 76.67 FEET PASSING A PK-NAIL FOUND, AND CONTINUING IN ALL A DISTANCE OF 282.01 FEET TO A TEXAS HIGHWAY DEPARTMENT OF TRANSPORTATION MONUMENT FOUND,

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL No. 48439C0270 J, MAP REVISED AUGUST 23, 2000, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS

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