



NOTES:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH OR ABSTRACT OF EASEMENTS.

ALL BOUNDARY CORNERS OF THE TRACT DESCRIBED HEREON ARE MONUMENTED WITH 1/2 INCH CAPPED STEEL RODS STAMPED "MOAK SURV INC" UNLESS NOTED OTHERWISE.

LOT 1, BLOCK 1, ARCO ADDITION
CABINET A, SLIDE 617, P.R.T.C.T.



Field Note Description

ALL that certain tract or parcel of land situated in the G. W. COUCH SURVEY, ABSTRACT NO. 278 in the City of Fort Worth, Tarrant County, Texas and being a portion of that same tract of land described in the deed to Ross W. Smith as recorded in Volume 3638, Page 349, Deed Records, Tarrant County, Texas and being more particularly described by merces and bounds as follows:

BEGINNING at a 5/8 inch capped steel rod stamped "T L THOMPSON" found for the southwest corner of Tract 11 of said deed, said rod being the southeast corner of that same tract of land described in the deed to City of Euless as recorded in Volume 11966, Page 1137, Deed Records, Tarrant County, Texas and also being in the northerly right-of-way line of Mosier Valley Road;

THENCE North 01 degrees 15 minutes 36 seconds West with the westerly boundary line of said Tract 11 and with the easterly boundary line of said Euless tract (the basis of bearings of the herein described tract) a distance of 1158.86 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set in the southerly boundary line of that same tract of land described in the deed to City of Euless as recorded in Volume 14051, Page 567, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 29 minutes 54 seconds East with said southerly boundary line a distance of 61.66 feet to the westerly boundary line of Lot 1, Block 1, Arco Addition, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 617, Plat Records, Tarrant County, Texas;

THENCE South 01 degrees 03 minutes 33 seconds East with the westerly boundary line of said Lot 1 a distance of 728.32 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the beginning of a curve to the left whose center bears North 88 degrees 56 minutes 27 seconds East at 334.26 feet;

THENCE southeasterly with said westerly boundary line and with said curve through a central angle of 97 degrees 52 minutes 32 seconds and an arc length of 571.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the end of said curve;

THENCE North 79 degrees 33 minutes 11 seconds East with the southerly boundary line of said Lot 1 a distance of 306.59 feet to the northerly right-of-way line of the Chicago, Rock Island and Gulf Railroad;

THENCE South 73 degrees 34 minutes 09 seconds West with said railroad right-of-way line a distance of 422.32 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set in the northerly right-of-way line of said road;

THENCE South 82 degrees 37 minutes 06 seconds with the northerly boundary line of said road a distance of 334.96 feet to the PLACE OF BEGINNING and containing 2.823 acres of land, more or less as surveyed by Moak Surveyors, Inc. in the month of September 2006

A Boundary Survey of
2.823 ACRES OF LAND

OUT OF THE
G. W. COUCH SURVEY, ABSTRACT NO 278
SITUATED IN THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
(SEE FIELD NOTE DESCRIPTION)

I hereby certify that this plat is an accurate representation of an actual survey made on the ground this date under my supervision of the above described tract and the boundary lines, corners and dimensions shown are as indicated and that this survey conforms with the Professional and Technical Standards of the Texas Board of Professional Land Surveying Practices Act revised in September of 2005.

J. B. Rawlings
Jason B. Rawlings, R.P.L.S. No. 5665

Scale 1" = 100'

- LEGEND**
- FOUND STEEL ROD
 - SET CAPPED STEEL ROD
 - ⊕ CROSS CUT IN CONCRETE
 - ⊖ FOUND STEEL PIPE
 - FOUND BOIS D'ARC STAKE
 - OVERHEAD UTILITY LINE
 - CENTERLINE FENCE

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Copies of this plat not containing an impression seal and signature and the signature should be returned to certain unrecorded conditions therefore voiding the stated certification.

Moak Surveyors, Inc.
LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Texas - New Mexico - Arizona - Nevada
1105 Cheek Sparger Road Colleyville, Texas 76034
Metro 817-268-2211 Fax 817-282-0401
www.moaksurveyors.com