

LEGAL DESCRIPTION
0.537 ACRE PROPERTY LINE

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE BEN F. CROWLEY SURVEY, ABSTRACT NO. 320, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO HURST-EULESS-BEDFORD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 4919, PAGE 53, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED CITY OF EULESS, AS RECORDED IN VOLUME 6299, PAGE 971, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF SAID SCHOOL DISTRICT TRACT;

THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 40 MINUTES 54 SECONDS WEST A DISTANCE OF 167.29 FEET TO THE APPARENT REMAINS OF A DESTROYED CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF BLOCK B, EDINBOROUGH ADDITION, AS RECORDED IN INSTRUMENT NO. D203040429, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 39 MINUTES 08 SECONDS EAST A DISTANCE OF 140.00 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE SOUTH 01 DEGREES 40 MINUTES 54 SECONDS EAST A DISTANCE OF 167.29 FEET TO A 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET ON THE NORTH LINE OF SAID CITY OF EULESS TRACT;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 39 MINUTES 08 SECONDS WEST A DISTANCE OF 140.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.537 ACRE OR 23,342 SQUARE FEET OF LAND, MORE OR LESS.

"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."

MICHAEL W. CALHOUN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6143
DATE: FEBRUARY 10, 2015



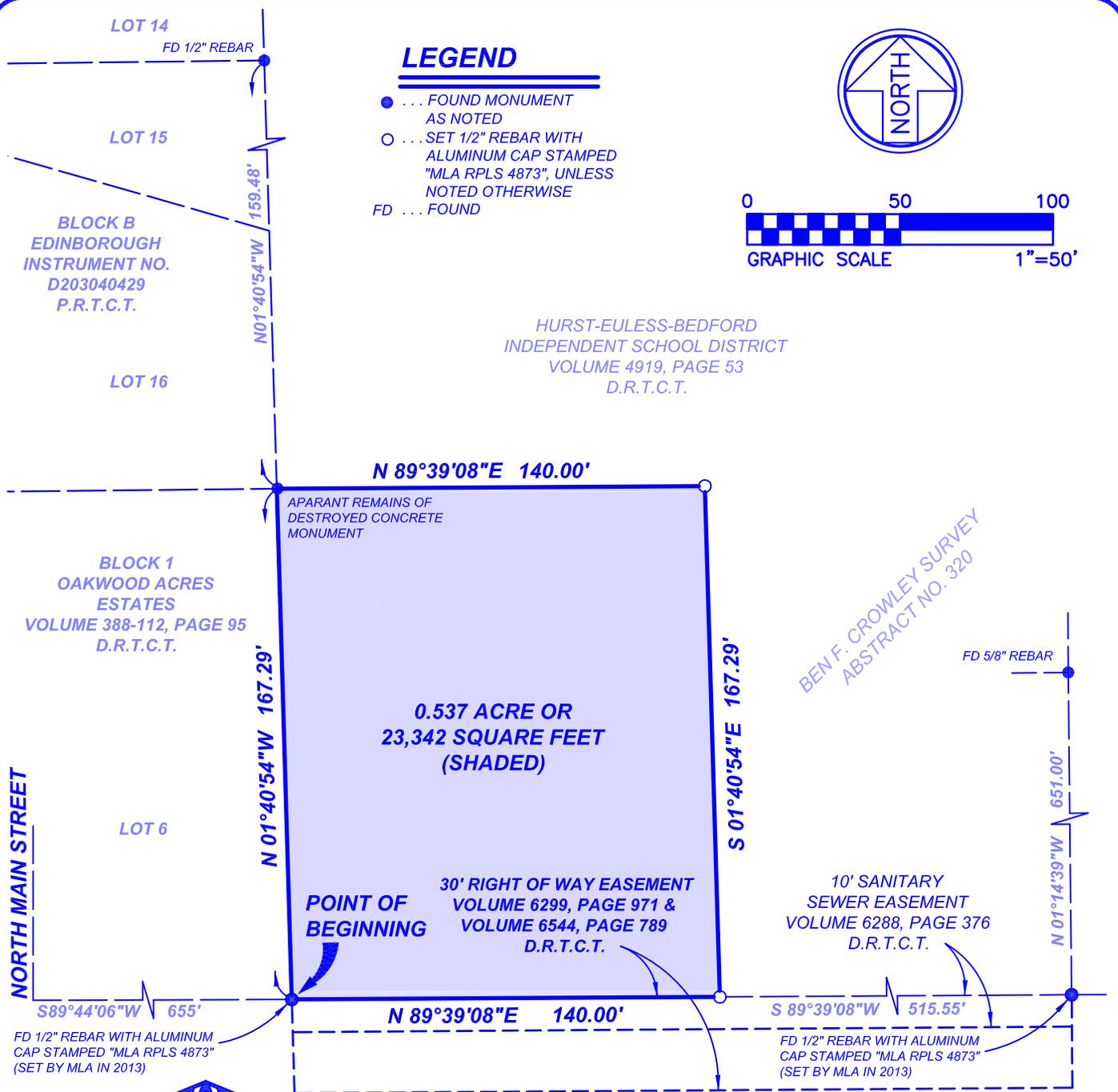
GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON CITY OF EULESS GPS CONTROL MONUMENTS.
 2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TARRANT APPRAISAL DISTRICT WEB PAGE DATA (WWW.TAD.ORG).
 3. TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED IN A 75 YEAR EASEMENT SEARCH PREPARED BY PROVIDENCE TITLE COMPANY, CS NO. 1866, WITH AN EFFECTIVE DATE OF JANUARY 12, 2015. REFERENCE IS MADE TO SAID EASEMENT SEARCH AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS.
- MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH.
4. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

JOB NO.: 15011
DRAWN BY: MWC
SHEET 1 OF 2

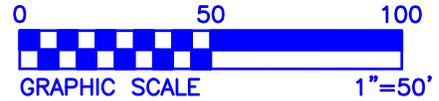
0.537 ACRE PROPERTY LINE EXHIBIT
PORTION OF HURST-EULESS-BEDFORD
INDEPENDENT SCHOOL DISTRICT TRACT
BEN F. CROWLEY SURVEY, ABSTRACT NO. 320
CITY OF EULESS, TARRANT COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
land title surveys · topography · subdivision platting
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1864 North Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com FIRM #10045100



LEGEND

- ... FOUND MONUMENT AS NOTED
- ... SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873", UNLESS NOTED OTHERWISE
- FD ... FOUND



HURST-EULESS-BEDFORD
INDEPENDENT SCHOOL DISTRICT
VOLUME 4919, PAGE 53
D.R.T.C.T.

BLOCK B
EDINBOROUGH
INSTRUMENT NO.
D203040429
P.R.T.C.T.

BLOCK 1
OAKWOOD ACRES
ESTATES
VOLUME 388-112, PAGE 95
D.R.T.C.T.

BEN F. CROWLEY SURVEY
ABSTRACT NO. 320



ASH LANE
(VARIABLE WIDTH RIGHT OF WAY)

JOB NO.: 15011
DRAWN BY: MWC
SHEET 2 OF 2

DATE: 02/10/2015

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