

LEGEND

CM

CONTROLLING MONUMENT

○

1/2" IRON ROD FOUND

⊙

1/2" IRON ROD FOUND (BY-LINE)

●

POINT FOR CORNER

○

1/2" IRON PIPE FOUND

●

POWER POLE

A/C

AIR CONDITIONING

⊗

WATER METER

⊗

5/8" IRON ROD FOUND

⊗

60D NAIL FOUND

▲

3" FOUND IN CONCRETE

▲

UNDERGROUND ELECTRIC

FH

FIRE HYDRANT

⊗

GAS METER

⊗

WATER VALVE

CONCRETE

COVERED CARPORT, PORCH, DECK, ETC.

DHT - OVERHEAD TELEPHONE

OHP - OVERHEAD ELECTRIC

PIPE FENCE

METAL FENCE

WOOD FENCE

BARRIED WIRE FENCE

CHAINLINK FENCE

OVERHEAD ELECTRIC

GUY WIRE

ELECTRIC PEDESTAL

TELEPHONE PEDESTAL

CLEANOUT

SANITARY SEWER

ASPHALT PAVING

GRAVEL/ROCK

ROAD OR DRIVE

LEGAL DESCRIPTION

Being an 8.28 acre tract of land situated in the M. Hunt Survey, Abstract No. 757, Tarrant County, Texas, and being part of that certain called 10.83 acre tract of land conveyed from RS18 Bardin LLC to Cope Equities, LLC, by Special Warranty Deed, as recorded in File No. D219054646, Official Public Records, Tarrant County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of the remainder of said 10.83 acre tract, in the North line of Block B, Oak Hollow Phase 2, according to the plat thereof recorded in Volumes 388-142, Page 44, Plat Records, Tarrant County, Texas, and at the Southeast corner of a called 2.55 acre tract of land, described as Tract 1, conveyed to Great Southwest Parkway Investments, LLC, by deed as recorded in File No. D221289217, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 24 minutes 16 seconds West, with the West line of the remainder of said 10.83 acre tract and with the East line of said 2.55 acre tract, a distance of 365.48 feet to a 1/2" iron rod found capped (By-Line) at the most Westerly Northwest corner of the remainder of said 10.83 acre tract, at the Northeast corner of said 2.55 acre tract, and in the South line of Lot 1, Block A, Charley & Cordelia Martin Addition, according to the plat thereof recorded in File No. D212032440, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found capped (KHA) at the Southwest corner of said Charley & Cordelia Martin Addition bears South 89 degrees 32 minutes 45 seconds West, a distance of 43.97 feet;


THENCE with the common line of said 10.83 acre tract and said Charley & Cordelia Martin Addition, the following courses and distances:  
North 89 degrees 32 minutes 45 seconds East, a distance of 176.82 feet to a 5/8" iron rod found;  
North 00 degrees 27 minutes 06 seconds West, a distance of 299.83 feet to a 5/8" iron rod found capped (Brookes) at the most Northerly Northwest corner of said 10.83 acre tract, at the Northeast corner of said Charley & Cordelia Martin Addition, and in the South line of Bardin Road;

THENCE North 89 degrees 35 minutes 43 seconds East, with a North line of said 10.83 acre tract and with the South line of Bardin Road, a distance of 175.66 feet to a 1/2" iron rod found capped (RPLS 5686) at the Northeast corner of said 10.83 acre tract and at the Northwest corner of Lot 1, Block 1, Creekside at Grand Prairie Addition, according to the plat thereof recorded in File No. D221360654, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found for witness bears North 89 degrees 35 minutes 43 seconds East, a distance of 282.06 feet;

THENCE with the common line of said 10.83 acre tract and said Creekside at Grand Prairie Addition, and generally along the centerline of a creek, the following courses and distances:  
South 00 degrees 24 minutes 18 seconds East, a distance of 71.24 feet to a point;  
South 25 degrees 27 minutes 28 seconds East, a distance of 164.16 feet to a point;  
South 67 degrees 45 minutes 44 seconds East, a distance of 326.22 feet to a point;  
South 49 degrees 47 minutes 45 seconds East, a distance of 89.88 feet to a point;  
South 08 degrees 18 minutes 59 seconds West, a distance of 100.12 feet to a point;  
South 41 degrees 18 minutes 19 seconds East, a distance of 214.92 feet to an "X" set in concrete at the base of a 4" x 4" wood fence post at the Southeast corner of said 10.83 acre tract, at a Southwest corner of said Creekside at Grand Prairie Addition, and in the North line of said Block B, Oak Hollow Phase Two;

THENCE South 89 degrees 35 minutes 42 seconds West, with the South line of said 10.83 acre tract and with the North line of said Block B, Oak Hollow Phase Two, a distance of 916.60 feet to the POINT OF BEGINNING and CONTAINING 8.28 acres of land.

I, Shane Graham RPLS No. 6044, do hereby certify to: Cope Equities: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY:   
SHANE GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6044

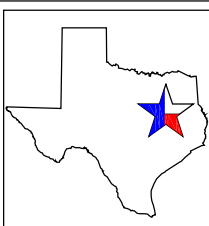
SURVEYOR'S NOTES:  
1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.  
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.  
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.  
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.  
5) FIELD WORK WAS COMPLETED 03/19/2024.

FLOOD STATEMENT:  
BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT APPEARS TO LIE WITHIN F.E.M.A. ZONE "X" AND ZONE "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 48439C0370L, HAVING AN EFFECTIVE DATE OF MARCH 21, 2019.

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "AE" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

BARDIN ROAD GRAND PRAIRIE, TEXAS	
DATE:	03/28/2024
SCALE:	1" = 60'
JOB NO.:	2024-336
CLIENT:	COPE EQUITIES
TECHNICIAN:	AMN



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