



**WOODCREST**  
CAPITAL, LLC

# 0.82 Acres S Cooper St

6100 & 6200 S Cooper St | Arlington TX



Traffic Counts	
I-20	157,666 VPD
S Cooper St	41,409 VPD
W Sublett Rd	21,134 VPD

Demographics	1-mile	3-mile	5-mile
Population	19,242	114,569	291,614
Households	6,204	37,766	99,456
Average HH Income	\$98,659	\$105,011	\$98,817

\*Demographics provided by CoStar Group, www.costar.com, 2021 dataset

**LAND FOR SALE**  
**(817) 927-0050**

**ACRES:**  
**+/- 0.82**

**ZONING:**  
**“CC” Community Commercial & “RE” Residential Estate**

Woodcrest Capital, LLC  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109  
www.woodcrestcapital.com

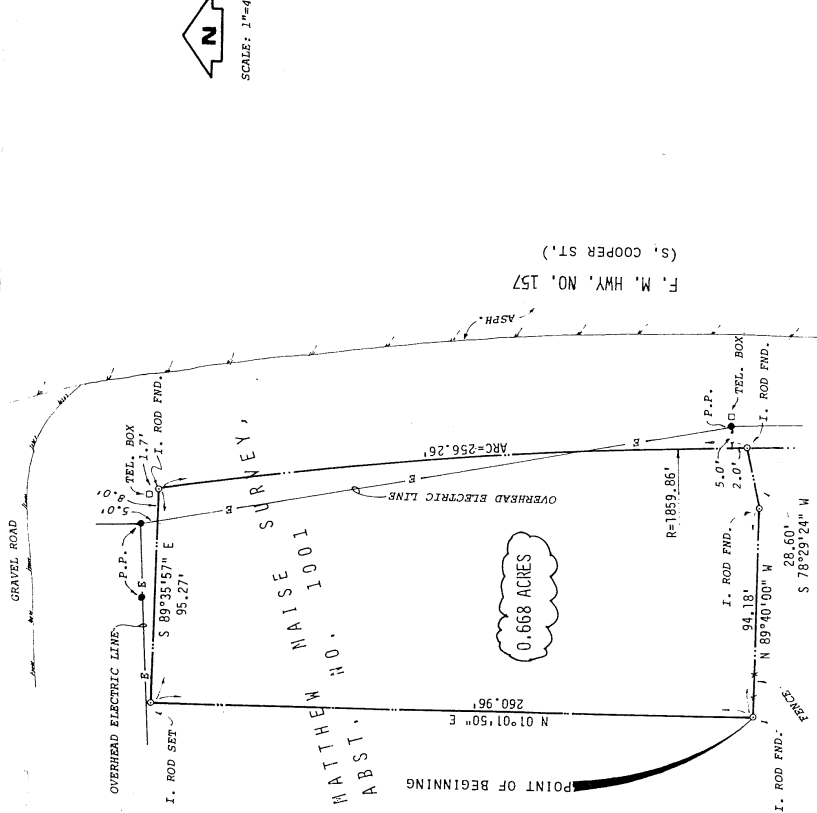
*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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0.82 ACRES S COOPER ST | Arlington, Texas



**FIELD NOTES**

BEING A TRACT OF LAND LOCATED IN THE MATTHEW NAISE SURVEY, ABSTRACT NO. 1001, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE TRACT OF LAND DESIGNATED AS TRACT 2 AS DESCRIBED IN THE DEED TO JOHN MADDOX AND WIFE, HELEN MADDOX, AS RECORDED IN VOLUME 5539, PAGE 232, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOR CORNER, SAID POINT BEING LOCATED EAST 3363.96 FEET, S 00°46'1" W, 1327.00 FEET, AND S 89°40' E, 1530.00 FEET FROM THE NORTHWEST CORNER OF SAID NAISE SURVEY;

THENCE N 01°01'50" E, A DISTANCE OF 260.96 FEET TO AN IRON ROD FOR CORNER;

THENCE S 89°35'57" E, A DISTANCE OF 95.27 FEET TO AN IRON ROD FOR CORNER IN THE WEST R.O.M. LINE OF F.M. HWY. NO. 157;

THENCE SOUTHERLY ALONG SAID R.O.M. LINE WITH A CURVE TO THE RIGHT A DISTANCE OF 256.26 FEET TO AN IRON ROD FOR CORNER, SAID CURVE HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 7°53'40", AND A CHORD BEARING S 04°58'59" E A DISTANCE OF 256.06 FEET;

THENCE S 78°29'24" W, A DISTANCE OF 28.40 FEET TO AN IRON ROD FOR CORNER;

THENCE N 89°40'00" W A DISTANCE OF 94.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.668 ACRES OF LAND.

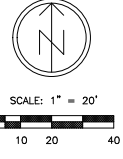
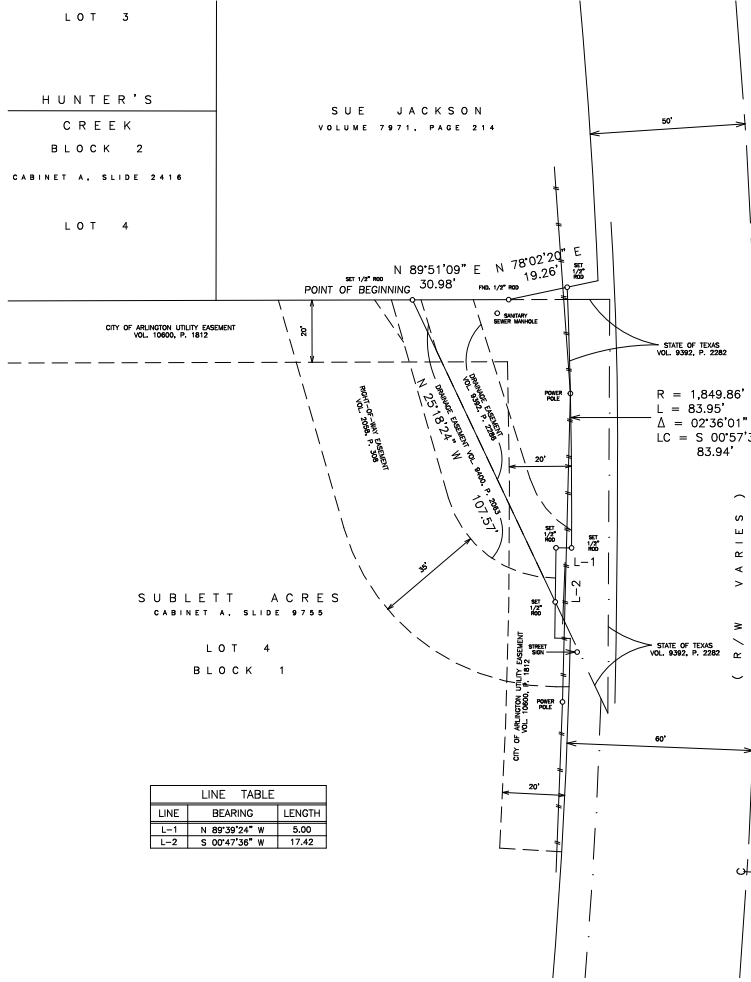


"I, Edwin A. Apel, R.P.S., a Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision on the 13TH day of APRIL, 1984. The size, location and type of buildings and improvements are as shown, and all improvements lying within the boundaries of the property, set back from these boundaries, are the distance indicated and that the distance from the nearest intersection, street, or road is shown on said plat. There are no encroachments, conflicts or protrusions apparent on the ground (except as shown)".

SIGNED: *Edwin A. Apel*  
Edwin A. Apel, R.P.S.  
Registered Public Surveyor  
Reg. # 3078

SEAL: \_\_\_\_\_  
DATE: 4 - 18 - 88

GF #173052  
JOB NO. 7090-696



**LEGAL DESCRIPTION**

A 0.0613 acre tract out of the Matthew Naise Survey, Abstract No. 1001, Tarrant County, Texas, being the remainder of that 0.33 acre tract conveyed to George M. Morgan, et ux, Rosemary Morgan by Warranty Deed recorded in Volume 4500, Page 288, Real Property Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" steel rod at the northwest corner of said Morgan tract, at the northerly north-east corner of Lot 4, Block 1, Sublett Acres Addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9755, Plat Records, Tarrant County, Texas (Basis of Bearings), and in the south line of that tract conveyed to Sue Jackson by Warranty Deed recorded in Volume 7971, Page 214, of said Real Property Records;

THENCE along the north line of said Morgan tract and the south line of said Jackson tract the following two calls:  
North 89°51'09" East, 30.98 feet to a found 1/2" steel rod; and  
North 78°02'20" East, 19.26 feet to a set 1/2" steel rod in the west right-of-way line of South Cooper Street (FM Highway No. 157) a public street with a variable width, being 120 feet wide at that point, and in a curve to the right whose radius bears South 87°44'29" West, 1849.86 feet;

THENCE along the west right-of-way line of said South Cooper Street and along said curve to the right through a central angle of 02°36'01", on an arc length of 83.95 feet (long chord bears South 07°57'30" East, 83.94 feet) to a set 1/2" steel rod;

THENCE North 89°39'24" West along the west right-of-way line of said South Cooper Street, 5.00 feet to a set 1/2" steel rod;

THENCE South 00°47'36" West along the west right-of-way line of said South Cooper Street, 17.42 feet to a set 1/2" steel rod at an angle point in the east line of said Lot 4, Block 1;

THENCE North 25°18'24" West along the east line of said Lot 4, Block 1, 107.57 feet to the Point of Beginning, and containing 0.0613 acres (2,670 square feet) of land, more or less.

Street Address: 6200 South Cooper Street Arlington, Texas 76001

NOTE: Property not obstructed for easements by the Surveyor.

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designations:  
Zone X Community, 453-24; Flood 0345-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: Sept. 10, 2014  
John A. Grant, III  
John A. Grant, III  
Registered Professional Land Surveyor 4151



TRACT AREA  
2,670 Square Feet  
0.0613 Acres

Grant Engineering, Inc.  
Engineers Surveyors Planners  
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131