

LOT 3
 HUNTER'S
 CREEK
 BLOCK 2
 CABINET A, SLIDE 2416
 LOT 4

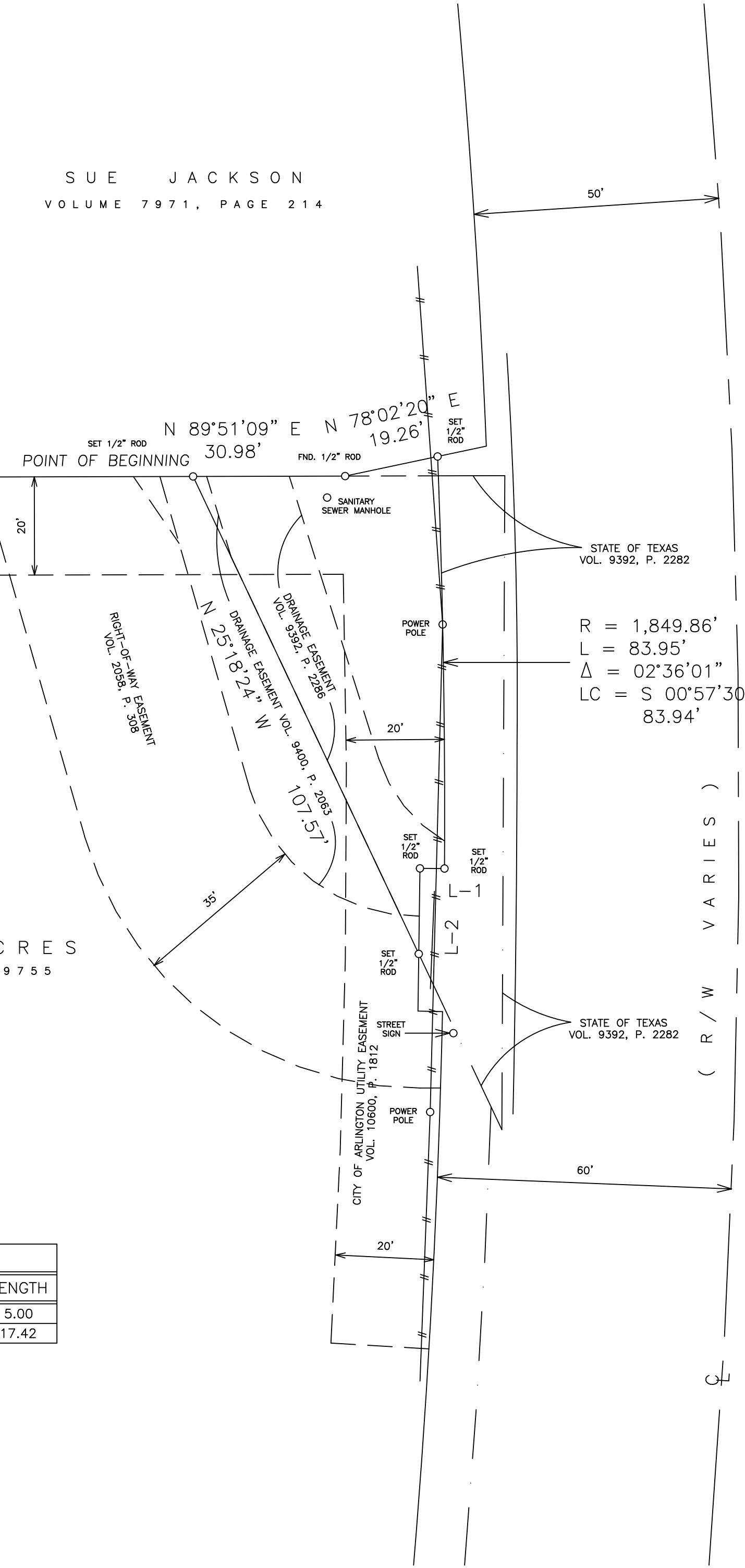
SUE JACKSON
 VOLUME 7971, PAGE 214

CITY OF ARLINGTON UTILITY EASEMENT
 VOL. 10600, P. 1812

SUBLETT ACRES
 CABINET A, SLIDE 9755

LOT 4
 BLOCK 1

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 89°39'24" W	5.00
L-2	S 00°47'36" W	17.42



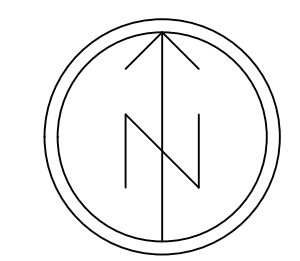
$$R = 1,849.86'$$

$$L = 83.95'$$

$$\Delta = 02^{\circ}36'01''$$

$$LC = S 00^{\circ}57'30'' E 83.94'$$

F. M. HIGHWAY NO. 157
 SOUTH COOPER STREET
 (R / W V A R I E S)



SCALE: 1" = 20'

LEGAL DESCRIPTION

A 0.0613 acre tract out of the Matthew Maise 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 208, 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 northeast 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 this 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", an arc length of 83.95 feet (long chord bears South 00°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 abstracted 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 designation:
 Zone X Community 485454 Panel 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

Job No. 10577-14
 F.B. 380, P. 80

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