

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE

NOTES:

There are no buildings observed on the surveyed property.

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 with an applied combined scale factor of 1.00012.

No direct access will be permitted on Enon Road.

FLOOD STATEMENT:

According to Map No. 48439C0320L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area of "Zone AE". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT
LOTS 1-21, BLOCK A
CARTER DISTRIBUTION CENTER
ALL OF LOT 1, BLOCK 8R, FORBES ADDITION
SHELBY COUNTY SCHOOL LAND SURVEY,
TRACTS 3, 4, 11 AND 12 - ABSTRACT NO. 1375
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	JBH	MCB	1/22/2020	061298201	1 OF 2

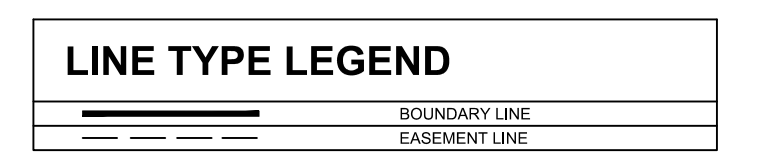
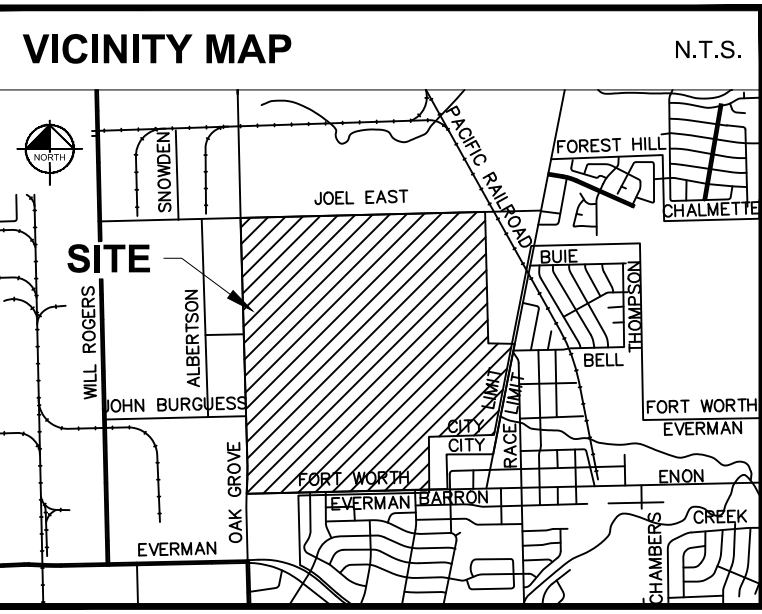
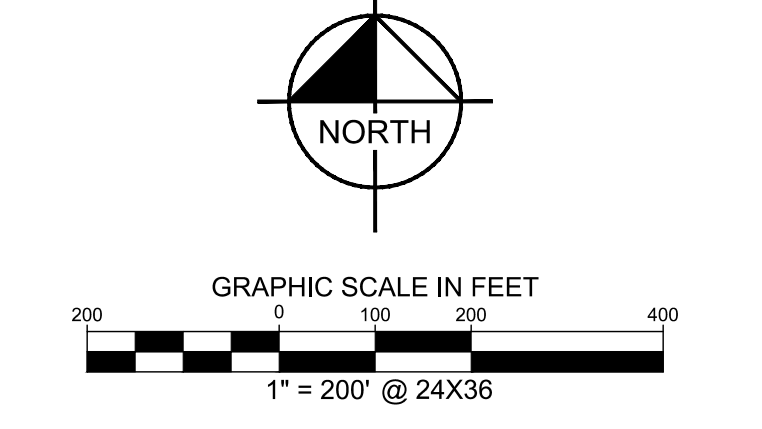
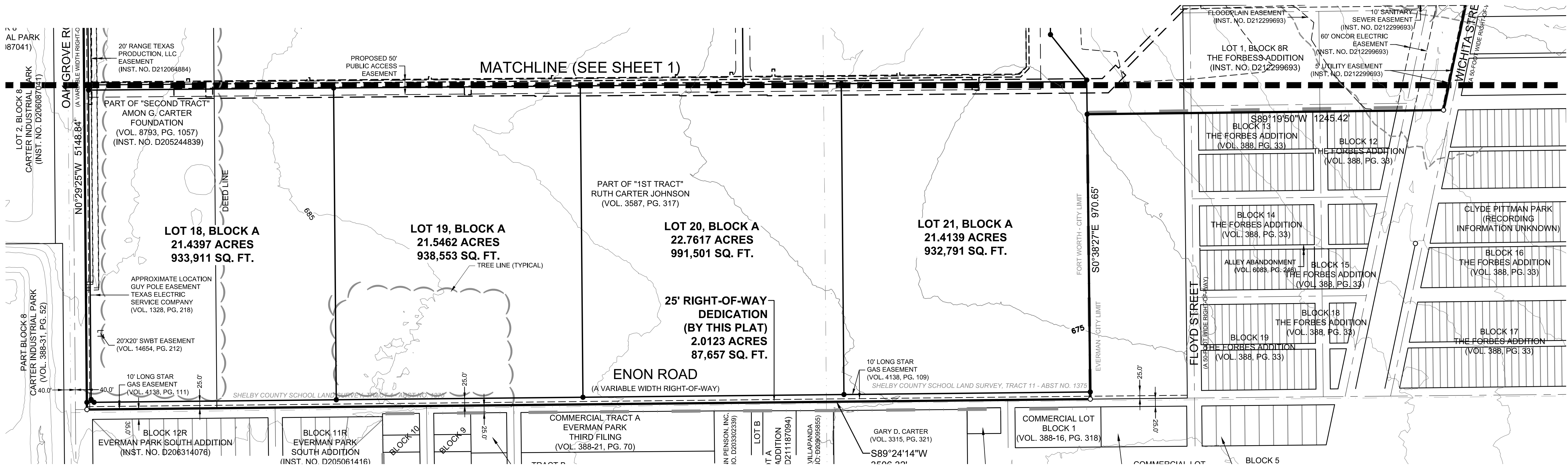
SURVEYOR
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801 Cherry Street, Unit 11, Suite 1800
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OWNER
Amon G. Carter Foundation
201 Main Street, Suite 1945
PO Box 16509
Fort Worth, Texas 76101
Ph. 817-332-2783

OWNER
Ruth Carter Stevenson Estate
PO Box 16509
Fort Worth, Texas 76162

MATCHLINE (SEE SHEET 2)

REF CASE NO. PP-020-



LEGEND
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD WITH CAP FOUND
IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
MNS = MAG NAIL WITH "KHA" SHINER SET
C.M. = CONTROLLING MONUMENT

LEGAL DESCRIPTION

BEING a 539.0405 acre tract of land situated in the Shelby County School Land Survey, Tracts 3,4,11 and 12 - Abstract No. 1375, City of Fort Worth, Tarrant County, Texas, and being all of Lot 1, Block 8R, Forbess Addition, and addition to the City of Fort Worth, Texas according to the plat recorded in Instrument No. D212299693 of the Official Public Records of Tarrant County, Texas, and being part of a tract of land described as "1st TRACT" in Deed to Ruth Carter Johnson recorded in Volume 3587, Page 317 of the Deed Records of Tarrant County, Texas, and being part of that tract of land described as "SECOND TRACT" in Special Warranty Deed to Amon G. Carter Foundation recorded in Volume 8793, Page 1057 of said Deed Records, as corrected by Second Correction Special Warranty Deed recorded in Instrument No. D205244839 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of a tract of land described in Deed to Texas Electric Service Company recorded in Volume 2911, Page 367 of said Deed Records, and being in the east right-of-way line of Oak Grove Road - County Road No. 1023 (a variable width right-of-way);

THENCE departing the said east right-of-way line of Oak Grove Road - County Road No. 1023 and with said south line of the Texas Electric Service Company tract, North 89°29'17" East, a distance of 4697.27 feet to a 1/2-inch iron rod found for the northwest corner of Lot 1, Block 1, Wichita Springs Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-175, Page 57 of said Plat Records;

THENCE departing the said south line of the Texas Electric Service Company tract, South 0°29'43" East, a distance of 2527.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of said 1st TRACT, for the southwest corner of said Wichita Springs Addition;

THENCE with the said north line of 1st TRACT, North 89°24'17" East, a distance of 412.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northwest right-of-way line of Wichita Street (50-foot wide right-of-way), for the northeast corner of said 1st TRACT;

THENCE with the said northwest right-of-way line of Wichita Street, South 11°53'49" West, a distance of 1682.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the said northwest right-of-way line of Wichita Street, South 89°19'50" West, a distance of 1245.42 feet to a point for corner;

THENCE South 0°38'27" East, a distance of 995.65 feet to a point for corner in the north right-of-way line of Enon Road - County Road No. 1051 (a variable width right-of-way);

THENCE with Enon Road - County Road No. 1051, South 89°24'14" West, a distance of 3506.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the intersection of Enon Road - County Road No. 1051 and said east right-of-way line of Oak Grove Road - County Road No. 1023;

THENCE with the said east right-of-way line of Oak Grove Road - County Road No. 1023, North 0°29'25" West, a distance of 5173.84 feet to the **POINT OF BEGINNING** and containing 539.0405 acres or 23,480.605 square feet of land, more or less.

NOTES:

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