



- MAP LEGEND**
- UTILITY POLE
  - GUY WIRE
  - LIGHT POLE
  - ELECTRIC METER
  - ELECTRIC BOX
  - TIE MARKER
  - AIR CONDITIONER
  - ELECTRIC VAULT
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER MANHOLE
  - WATER VALVE
  - WATER METER
  - IRRIGATION CONTROL VALVE
  - WATER VALET
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - STORM DRAIN MANHOLE
  - GAS MANHOLE
  - GAS METER
  - GAS TEST STATION
  - GAS VALVE
  - CABLE MARKER
  - CABLE RISER
  - FIBEROPTIC MARKER
  - FIBEROPTIC BOX
  - FLAG POLE
  - TELEPHONE PEDESTAL
  - TELEPHONE MANHOLE
  - BOLLARD
  - SIGN
  - MAILBOX
  - 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - MAG NAIL WITH SHINER STAMPED "SHIELD ENGINEERING" SET; UNLESS OTHERWISE NOTED

- LEGEND**
- DE = INDICATES A DRAINAGE EASEMENT
  - SSE = INDICATES A SANITARY SEWER EASEMENT
  - UE = INDICATES A UTILITY EASEMENT
  - BL = INDICATES A BUILDING LINE
  - XCF = INDICATES "X" CUT IN CONCRETE; FOUND
  - XCS = INDICATES "X" CUT IN CONCRETE SET
  - IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
  - IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
  - CM = INDICATES A CONTROLLING MONUMENT
  - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

**FIELD NOTES LEASE TRACT "11N"**

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES WALLACE SURVEY, ABSTRACT NO. 1605, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PART OF LOT 1R, BLOCK 1, MEACHAM AIRPORT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D216220061, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A X-CUT FOUND FOR AN EASTERN REENTRY CORNER OF SAID LOT 1R AND BEING IN THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 46.28 FEET, HAVING A RADIUS OF 1860.08 FEET, A CENTRAL ANGLE OF 0°1'25"32", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°22'39" EAST, 46.28 FEET TO A POINT; THENCE OVER AND ACROSS SAID LOT 1R THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48°32'59" WEST, A DISTANCE OF 457.02 FEET TO A MAG NAIL WITH SHINER STAMPED "SHIELD ENGINEERING" SET (MAGS) BEING THE POINT OF BEGINNING AND BEING WEST CORNER OF PARCEL 12N;

SOUTH 41°33'37" EAST, WITH THE SOUTHWEST LINE OF SAID PARCEL 12N, A DISTANCE OF 289.45 FEET TO A MAGS;

SOUTH 48°13'16" WEST, A DISTANCE OF 476.00 FEET TO A MAGS;

SOUTH 41°46'44" EAST, A DISTANCE OF 12.12 FEET TO A X-CUT FOUND;

SOUTH 48°04'54" WEST, A DISTANCE OF 420.06 FEET TO A X-CUT FOUND;

NORTH 41°44'06" WEST, A DISTANCE OF 197.69 FEET TO A X-CUT FOUND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 59.75 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 68°27'47", AND A CHORD BEARING AND DISTANCE OF NORTH 07°30'16" WEST, 56.25 FEET TO A MAGS;

NORTH 41°45'15" WEST, A DISTANCE OF 3.48 FEET TO A X-CUT FOUND;

NORTH 38°13'16" EAST, A DISTANCE OF 89.21 FEET TO A MAG NAIL WITH SHINER STAMPED "CFW SURVEY DIV" FOUND;

NORTH 48°13'16" EAST, A DISTANCE OF 301.00 FEET TO A X-CUT FOUND FROM WHICH AN X-CUT FOUND BEARS NORTH 29°37'02" EAST, A DISTANCE OF 0.75 FEET;

NORTH 41°37'41" WEST, A DISTANCE OF 39.86 FEET TO A X-CUT FOUND;

SOUTH 46°26'38" WEST, A DISTANCE OF 6.33 FEET TO A X-CUT FOUND;

NORTH 41°35'03" WEST, A DISTANCE OF 62.12 FEET TO A X-CUT FOUND BEING A SOUTHEAST ELL CORNER OF TEXAS JET LEASES 25N-30N;

WITH THE SOUTHEAST LINE OF SAID TEXAS JET LEASE THE FOLLOWING COURSES AND DISTANCE:

NORTH 21°51'40" EAST, A DISTANCE OF 31.35 FEET TO A PK NAIL FOUND;

NORTH 48°17'28" EAST, A DISTANCE OF 71.94 FEET TO A PK NAIL FOUND;

NORTH 41°41'13" WEST, A DISTANCE OF 85.89 FEET TO A PK NAIL FOUND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 92.48 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 70°38'53", AND A CHORD BEARING AND DISTANCE OF NORTH 83°32'29" EAST, 86.73 FEET TO A PK NAIL FOUND;

NORTH 48°25'25" EAST, A DISTANCE OF 44.73 FEET TO A PK NAIL FOUND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 46.21 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 52°56'57", AND A CHORD BEARING AND DISTANCE OF NORTH 74°57'43" EAST, 44.58 FEET TO A PK NAIL FOUND BEING THE BEGINNING OF A REVERSE CURVE;

WITH SAID REVERSE CURVE AN ARC LENGTH OF 99.94 FEET, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 38°10'25", AND A CHORD BEARING AND DISTANCE OF NORTH 82°48'16" EAST, 98.10 FEET TO A PK NAIL FOUND;

NORTH 64°14'55" EAST, A DISTANCE OF 20.29 FEET TO A MAGS;

NORTH 65°05'20" EAST, A DISTANCE OF 79.47 FEET TO A 1/2" INCH CAPPED IRON ROD FOUND;

NORTH 56°28'19" EAST, A DISTANCE OF 51.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 278,946 SQUARE FEET OF 6.404 ACRES, MORE OR LESS.

**NOTES:**

- BASIS OF BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES WITH A SCALE FACTOR OF 1.00012.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0180L, REVISED MARCH 21, 2019, THE SUBJECT PROPERTY LIES IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER MATTERS THAT COULD EXIST THAT ARE NOT SHOWN. PREPARED FOR THE PURPOSES OF A LEASE BOUNDARY SURVEY.

**CERTIFICATION:**

THAT I, ERIC M. WARD, DO HEREBY CERTIFY THAT I PREPARED THIS EXHIBIT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION.

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

ERIC M. WARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6217  
DATED: 10-11-2023

LEASE SURVEY  
OF  
**PARCEL 11N**  
BEING SITUATED IN THE JAMES WALLACE SURVEY,  
ABSTRACT NO. 1605 AND LOT 1R, BLOCK 1, MEACHAM  
AIRPORT ADDITION  
INSTRUMENT No. D216220061, OFFICIAL PUBLIC RECORDS,  
TARRANT COUNTY, TEXAS,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

