

Metes and Bounds Description

BEING a 13.568 acre tract of land situated in the SPRR Co. Survey, Section 2, Abstract Number 450, Wichita Falls, Wichita County, Texas, and being all of Lot 1, Block 165-A, Lot 29-A, Lots 34, 35, 36 and 37, Block 118, and portions of adjoining alleys and street right-of-ways of Highland Addition, an addition to the City of Wichita Falls, as recorded in Volume 27, Page 887, 888 of the Deed Records of Wichita County, Texas (D.R.W.C.T.), THENCE North 89 degrees 58 minutes 11 seconds West, along the centerline of said Avenue V, a distance of 527.92 feet to a 1/2-inch iron rod with cap set for the point of beginning of a non-tangent circular curve to the right having a radius of 2000.00 feet, whose chord bears North 18 degrees 17 minutes 02 seconds East, a distance of 105.57 feet, said corner being the intersection of the west line of said Avenue V abandonment tract with the centerline of Avenue V; THENCE north, along the west line of said Avenue V abandonment tract and along said curve, through a central angle of 03 degrees 01 minutes 29 seconds, an arc distance of 105.58 feet to a 1/2-inch iron rod found for the common southeast corner of said Lot 1, Block 164 and said Malone tract; THENCE South 89 degrees 16 minutes 13 seconds West, departing said west line and along the common south line of said Lot 1, Block 164 and said Malone tract, a distance of 6.85 feet to a point (not monumented) for the point of beginning of a non-tangent circular curve to the right having a radius of 250.00 feet, whose chord bears North 23 degrees 03 minutes 00 seconds West, a distance of 193.46 feet, from which a 1/2-inch iron rod found for witness bears South 08 degrees 37 minutes 34 seconds East, a distance of 1.75 feet; THENCE northwest, along the common west line of said Lot 1, Block 164 and said Malone tract and along said curve, through a central angle of 45 degrees 31 minutes 36 seconds, an arc distance of 198.65 feet to a 1/2-inch iron rod with cap set for corner; THENCE North 00 degrees 11 minutes 25 seconds West, continuing along said common line a distance of 248.05 feet to the POINT OF BEGINNING AND CONTAINING 591,036 square feet or 13.568 acres of land, more or less, and all of Lot 1, Block 164, Highland Addition, as addition to the City of Wichita Falls as recorded in Volume 24, Page 359, D.R.W.C.T., and being all of those tracts described as "Business Site Tract", and "Douthitt Tract Parcel 1, Parcel 2 and Parcel 3", and "Arthur Street Tract", respectively, in deed to J-H-W Land Joint Venture, as recorded in Volume 2253, Page 27, D.R.W.C.T., and being all of that tract of land described in deed to Ron C. Malone, as recorded in Volume 24, Page 359, D.R.W.C.T., and being all of that tract of land described on the abandoned portion of Avenue V lying west of Arthur Street, as recorded in Volume 1461, Page 598, D.R.W.C.T., and part of an abandoned railroad right-of-way, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the intersection of the south right-of-way line of Kell Freeway (a variable width right-of-way, a.k.a. as highway 82 and highway 277) with the east right-of-way line of Wenonah Avenue (a 50-foot wide right-of-way as recorded in Volume 943, Page 58, D.R.W.C.T.), said corner also being the northwest corner of said Lot 1, Block 164 and said Malone tract;

THENCE North 65 degrees 08 minutes 46 seconds East, departing said east right-of-way line and along the common said south right-of-way line of said Lot 1, Block 164 and said Malone tract; THENCE South 89 degrees 16 minutes 13 seconds West, departing said west line and along the common south line of said Lot 1, Block 164 and the northwest corner of said Douthitt Tract Parcel 1 at a distance of 381.63 feet, and continuing along the common south right-of-way of Kell Freeway and the north line of said Douthitt Tract Parcel 1 for a total cumulative distance of 671.19 feet, to a 1/2-inch iron rod found for the point of curvature of a tangent circular curve to the right having a radius of 11459.14 feet, whose chord bears North 65 degrees 21 minutes 35 seconds East, a distance of 99.55 feet;

THENCE northeast, continuing along said common line and along said curve, through a central angle of 00 degrees 29 minutes 52 seconds, an arc distance of 99.55 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" for corner (hereinafter referred to as "with cap");

THENCE South 38 degrees 19 minutes 09 seconds East, departing said south right of way line of Kell Freeway and along the east line of said Douthitt Tract Parcel 1, a distance of 49.71 feet to a point for corner (not monumented) from which a 1-inch iron pipe (inside diameter) found for witness bears North 11 degrees 42 minutes 03 seconds East, a distance of 1.76 feet;

THENCE North 48 degrees 35 minutes 11 seconds East, continuing, along said east line, a distance of 8.51 feet to a 1/2-inch iron rod with cap set for corner on the west line of an existing 45-foot drainage easement;

THENCE South 21 degrees 41 minutes 44 seconds East, along the common said east line of Douthitt Tract Parcel 1 and said west line of a 45-foot wide drainage easement, passing at a distance of 195.90 feet, a 1/2-inch iron rod found for the northeast corner of said Arthur Street Tract, same being the north right-of-way of Arthur Street (a 60-foot wide right-of-way abandoned by City Ordinance 96-98) and continuing along said common line of said west line of a 45-foot drainage easement and the east line of said Arthur Street Tract, a total cumulative distance of 280.77 feet to a 1/2-inch iron rod found for corner on the south right-of-way line of said abandoned Arthur street and for an ell corner of the herein described tract and said Arthur Street Tract, said corner being on the north line of said Block 118 and being on the south right-of-way line of Avenue U (a 60-foot wide right-of-way), said corner also being the northwest corner of that TXDOT drainage easement, as recorded in Volume 1216, Page 318, D.R.W.C.T., said corner also being on the north line of said Douthitt Tract Parcel 2;

THENCE North 89 degrees 58 minutes 34 seconds East, departing said west line of a 45-foot drainage easement and along the north line of said TXDOT drainage easement and said south right-of-way line of Avenue U, and the said north line of Douthitt Tract Parcel 2, a distance of 40.19 feet to a 1/2-inch iron rod found for the northeast corner of said TXDOT drainage easement on the west line of a 20-foot wide alley, said corner also being the northeast corner of said Douthitt Tract Parcel 2;

THENCE South 07 degrees 15 minutes 18 seconds West, departing said common line and along the common east line of said TXDOT drainage easement, said east line of Douthitt Tract Parcel 2, east line of said Block 118 and the west line of said 20-foot wide alley, a distance of 296.54 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 82 degrees 44 minutes 42 seconds East, departing said common line and over and across said 20-foot wide alley, a distance of 19.87 feet to a 1/2-inch iron rod found on the east line of said alley at its intersection with the west line of the aforementioned 45-foot drainage easement, said corner also being the north corner of said Lot 29, Block 118 and said Douthitt Tract Parcel 3;

THENCE South 31 degrees 58 minutes 56 seconds East, along the common southwesterly line of said 45-foot drainage easement, the northeasterly line of said Lot 29-A and said Douthitt Tract Parcel 3, a distance of 234.32 feet to point (not monumented) for corner for the most easterly northeast corner of said Lot 29-A and said Douthitt Tract Parcel 3, said corner being on the west line of Garfield Street (a 60-foot wide right-of-way) from which a 1/2-inch iron rod found for witness bears South 83 degrees 59 minutes 35 seconds East, a distance of 0.91 feet;

THENCE South 07 degrees 26 minutes 23 seconds West, along the common east line of said Lot 29-A and said Douthitt Tract Parcel 3 and said north right-of-way line of Garfield Street, a distance of 49.96 feet to a 1-inch iron pipe (inside diameter) found for the southeast corner of said Lot 29-A and said Douthitt Tract Parcel 3, said corner being the intersection of said west line of Garfield Street with the north right-of-way line of said Avenue V (a 60-foot wide right-of-way);

THENCE North 89 degrees 46 minutes 32 seconds West, along the common south line of said Lot 29-A and said Douthitt Tract Parcel 3 and said north right-of-way line of Avenue V, a distance of 150.00 feet to point (not monumented) for corner found for the southeast corner of said Lot 29-A and said Douthitt Tract parcel 3, said corner being the intersection of said north right-of-way line of Avenue V with the aforementioned east line of a 20-foot alley, from which a 1/2-inch iron rod found for witness bears South 49 degrees 07 minutes 28 seconds East, a distance of 0.69 feet;

THENCE South 89 degrees 58 minutes 50 seconds West, along said north right-of-way line of Avenue V and over and across said 20-foot wide alley, passing at a distance of 20.17 feet the west line of said 20-foot alley, continuing along said north right-of-way line and along the south line of said Block 118, passing at a cumulative distance of 169.16 feet the west line of said Block 118 and the east right-of-way line of the aforementioned abandoned Arthur Street, and continuing over and across said Arthur Street, in all a total cumulative distance of 229.67 feet to a 1/2-inch iron rod found for corner, same being the northeast corner of said Avenue V abandonment tract;

THENCE South 27 degrees 02 minutes 53 seconds West, along the east line of said Avenue V abandonment tract, a distance of 33.68 feet to a 1/2-inch iron rod with cap set for the intersection of said east line with the centerline of said Avenue V;

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH
C1	00°0'29"52"	11459.14	99.55'	N65°21'35"E 99.55'
C2	00°0'1'29"	2000.00'	105.58'	N18°17'02"E 105.57'
C3	045°31'36"	250.00'	198.65'	N23°03'00"W 193.46'
C4	046°18'59"	240.00'	194.01'	N22°30'37"W 170.00'
C5	046°18'59"	240.00'	194.01'	N22°30'37"W 170.00'

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Allen, TX 75013
T: 972.534.2100
www.dynamiccec.com

LOTS 1 AND 2, BLOCK 1 TUNDRA SUBDIVISION

Notes:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- All distances and footages shown hereon are surface values based upon the published TxDOT Surface Factor Adjustment of 1.00680000
- The surveyor has relied upon the Chicago Title Insurance Company commitment for title insurance, File No. 62309 Wichita Falls Enterprises, having an effective date of February 21, 2017 and an issued date of February 24, 2017.
- Based upon graphical plotting the subject property is located partially within Floodway Areas in Zone "AE" (shaded and dashed), being defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance flood can be carried without substantial increases in flood heights and located partially within Other Flood Areas Zone "X" (shaded), being defined as areas of 0.2% annual chance flood, and being located partially within Other Areas Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on "Flood Insurance Rate Map Number 48495C0320G, dated February 3, 2010.
- The purpose of this plat is to create two lots.
- Compliance with the current Stormwater Detention Ordinance will be required on this property before building permits will be issued.

10' X 100' UTILITY EASEMENT TO CITY OF WICHITA FALLS VOL. 1398, PG. 459 D.R.W.C.T.

POINT OF BEGINNING FIR-1/2"

20' WATER EASEMENT (BY THIS PLAT) (11,709 SQ.FT.) 0.2688 AC

10-FOOT RIGHT-OF-WAY DEDICATION (4,463 SQ. FT.) 0.1024 ACRES (BY THIS PLAT)

WENONAH AVENUE RIGHT-OF-WAY AS VOLUME 943 PAGE 58, D.R.W.C.T.

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