

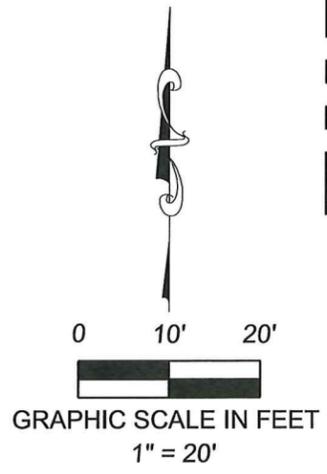
*** VICINITY MAP ***
(N.T.S.)

**BLOCK 51
SOUTH HEMPHILL
HEIGHTS ADDITION**
VOL. 388-155, PG. 14,
P.R.T.C.T.

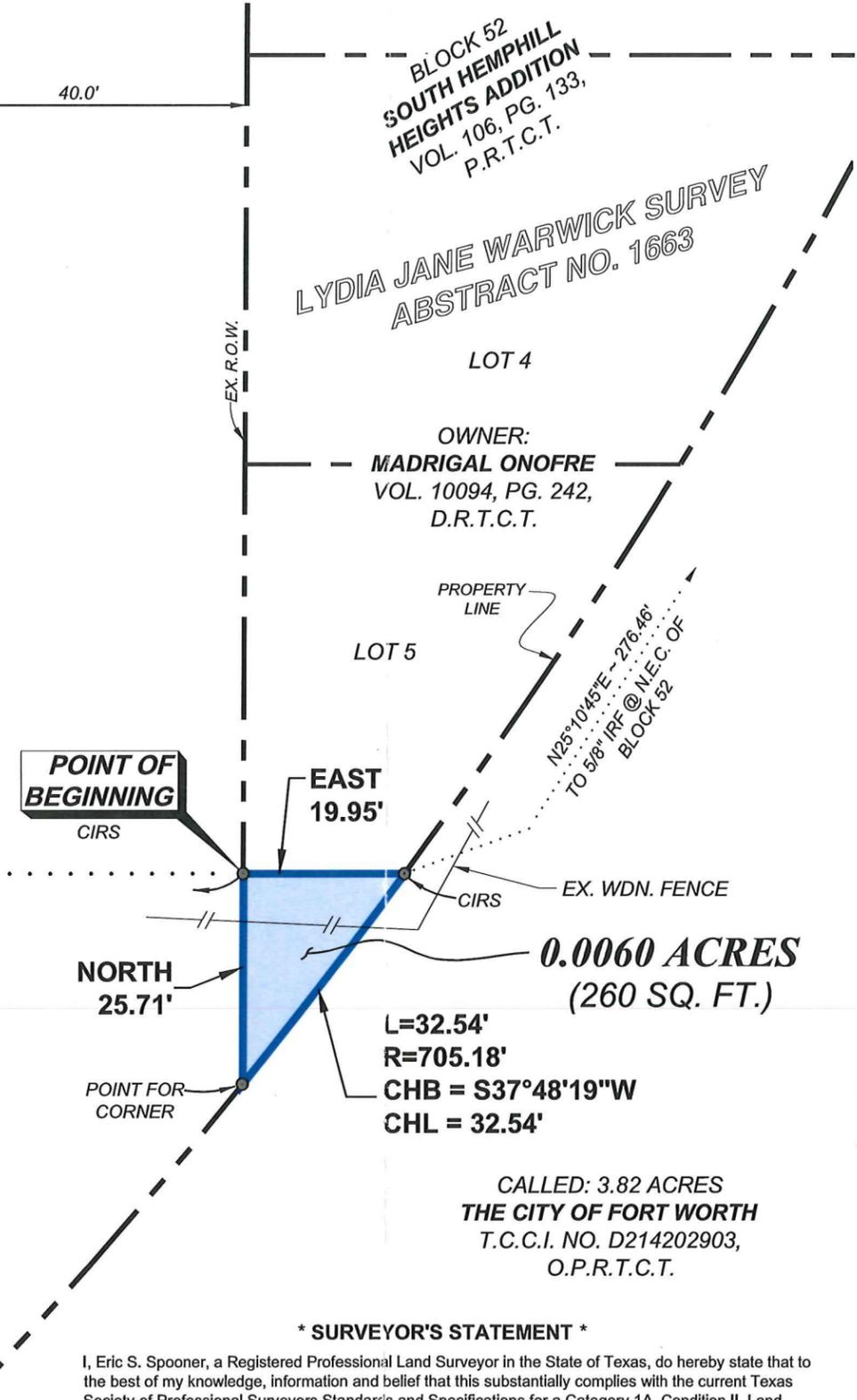
OWNER:
THE CITY OF FORT WORTH
T.C.C.I. NO. D213132425,
O.P.R.T.C.T.

*** LEGEND ***

- CIRS 1/2" IRON ROD WITH CAP STAMPED
SPOONER & ASSOCIATES SET
- IRF IRON ROD FOUND
- (CM) CONTROLLING MONUMENT
- P.F.C. POINT FOR CORNER
- VOL. VOLUME
- PG. PAGE
- T.C.C.I. TARRANT COUNTY CLERK INSTRUMENT
- D.R.T.C.T. DEED RECORDS, TARRANT
COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT
COUNTY, TEXAS
- ⊥ CENTERLINE
- /- WOOD FENCE



JENNINGS AVENUE
(80' WIDE RIGHT-OF-WAY)



**BLOCK 52
SOUTH HEMPHILL
HEIGHTS ADDITION**
VOL. 106, PG. 133,
P.R.T.C.T.

LYDIA JANE WARWICK SURVEY
ABSTRACT NO. 1663

LOT 4
OWNER:
MADRIGAL ONOFRE
VOL. 10094, PG. 242,
D.R.T.C.T.

LOT 5
PROPERTY LINE
N25°10'45"E - 276.46'
TO 5/8" IRF @ N.E.C. OF
BLOCK 52

**POINT OF
BEGINNING**
CIRS

**EAST
19.95'**

**NORTH
25.71'**

**0.0060 ACRES
(260 SQ. FT.)**

L=32.54'
R=705.18'
CHB = S37°48'19"W
CHL = 32.54'

CALLED: 3.82 ACRES
THE CITY OF FORT WORTH
T.C.C.I. NO. D214202903,
O.P.R.T.C.T.

*** SURVEYOR'S STATEMENT ***

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that to the best of my knowledge, information and belief that this substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

Surveyed on the ground November 24, 2014.

Eric S. Spooner
Registered Professional Land Surveyor
Texas Registration No. 5922

12-11-14
Date



*** METES AND BOUNDS DESCRIPTION ***

BEING a 0.0060 acre tract of land located in the Lydia Jane Warwick Survey, Abstract No. 1663, City of Fort Worth, Tarrant County, Texas, said 0.0060 acre tract of land being the remainder of **BLOCK 52, SOUTH HEMPHILL HEIGHTS ADDITION**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 133, Plat Records, Tarrant County, Texas, said 0.0060 acre tract of land being shown on the said plat of South Hemphill Heights Addition as property owned by **CAPPS LAND COMPANY**, but having no known deed records found, said 0.0060 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set at the southwest property corner of Lot 5, Block 52, of said South Hemphill Heights Addition, said beginning point also being on the east right-of-way line of Jennings Avenue (being an 80 feet wide right-of-way), said beginning point being east, a distance of 80.00 feet from a 5/8 inch iron rod found (Controlling Monument) on the west right-of-way line of said Jennings Avenue, same being at the common east property corner of Lots 15-R and 16-R, Block 51, South Hemphill Heights Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-155, Page 14, P.R.T.C.T.,

THENCE East, along the south property line of said Lot 5, a distance of 19.95 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set at the southeast property corner of said Lot 5, same being on the northwest property line of a called 3.82 acre tract of land conveyed to the City of Fort Worth, by deed as recorded in Tarrant County Clerk's Instrument No. D214202903, Official Public Records, Tarrant County, Texas, from which a 5/8 inch iron rod found (Controlling Monument) found at the most northerly northwest property corner of the said 3.82 acre tract bears North 25°10'45" East, a distance of 276.46 feet, said iron rod set being at the beginning of a curve to the right having a radius of 705.18 feet;

THENCE along the southeast property line of said Block 52 and along the said northwest property line of the 3.82 acre tract, with said curve to the right, an arc length of 32.54 feet, and across a chord which bears South 37°48'19" West, a chord length of 32.54 feet to a point for corner at the most southerly property corner of said Block 52, and being on the said east right-of-way line of Jennings Avenue;

THENCE North, along the west property line of said Block 52 and along the said east right-of-way line, a distance of 25.71 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains **0.0060 acres (260 square feet)** of land, more or less.

*** GENERAL NOTES ***

- The bearings and distances shown hereon are based on the found monumentation of the north property lines of Lot 15-R and Lot 16-R, Block 51, South Hemphill Heights Addition, as shown on the plat filed for record in Volume 388-155, Page 14, P.R.T.C.T. (Called Bearing ~ East)
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48439C0305 K; map revised September 25, 2009, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This Survey was prepared without the benefit of any title commitment prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- No attempt has been made as a part of this survey to confirm, obtain or show data concerning size, depth, condition, capacity or location of any utility or municipal/public service facility.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of city ordinance and state law.

BOUNDARY SURVEY OF

A 0.0060 ACRE TRACT OF LAND LOCATED IN THE LYDIA JANE WARWICK SURVEY, ABSTRACT NO. 1663, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 0.0060 ACRE TRACT OF LAND BEING THE REMAINDER OF **BLOCK 52, SOUTH HEMPHILL HEIGHTS ADDITION**, BEING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 133, PLAT RECORDS, TARRANT COUNTY, TEXAS.



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
CELEBRATING 25 YEARS OF SERVICE
309 BYERS STREET, #100
EULESS, TX 76039
(817) 685-8448
WWW.SPOONERSURVEYORS.COM

JOB NO. 14-120
DATE: 12/11/2014
SCALE: 1" = 20'
DRAWN BY: C.R.R.
CHECKED BY: E.S.S.