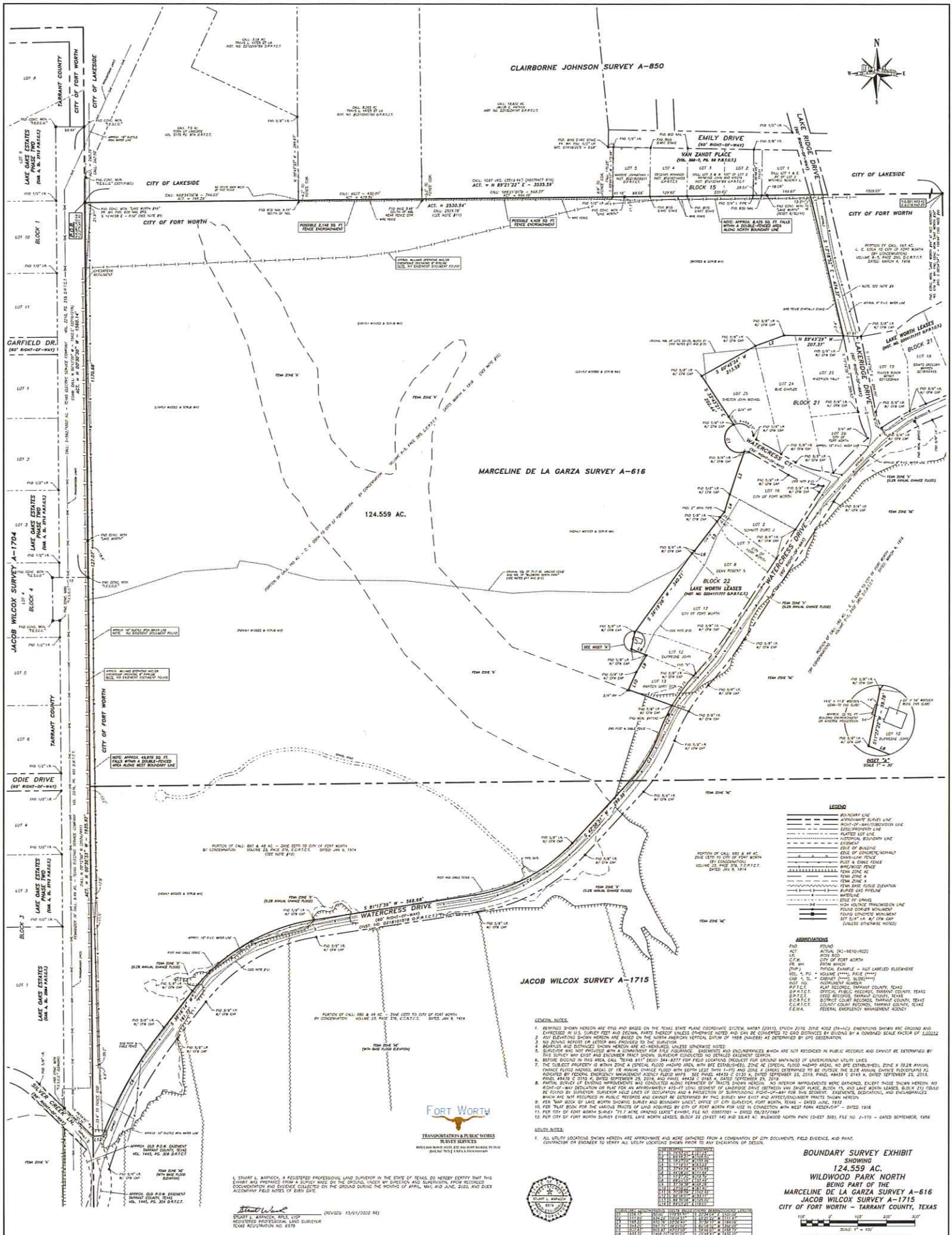

LEGEND

- BOUNDARY LINE
- APPROXIMATE SURVEY LINE
- RIGHT-OF-WAY/SUBDIVISION LINE
- DEED/PROPERTY LINE
- PLATTED LOT LINE
- HISTORICAL BOUNDARY LINE
- EASEMENT
- EDGE OF BUILDING
- EDGE OF CONCRETE/ASPHALT
- CHAIN-LINK FENCE
- POST & CABLE FENCE
- WIRE/WOOD FENCE
- FEMA ZONE AE
- FEMA ZONE A
- FEMA ZONE X
- FEMA BASE FLOOD ELEVATION
- BURIED GAS PIPELINE
- WATERLINE
- EDGE OF CANYEL
- HIGH VOLTAGE TRANSMISSION LINE
- FOUND CORNER MONUMENT
- FOUND CONCRETE MONUMENT
- SET 5/8" I.R. W/ CAP (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

FND	FOUND
ACT.	ACTUAL (AC-MEAS/AREA)
I.R.	IRON ROD
C.F.W.	CITY OF FORT WORTH
FR. WH	FROM WHICH
(TYP.)	TYPICAL EXAMPLE - NOT LABELED ELSEWHERE
VOL. *, PG. *	VOLUME (****), PAGE (****)
CAB. *, SL. *	CABINET (****), SLIDE(****)
INST. NO.	INSTRUMENT NUMBER
P.P.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
D.C.R.T.C.T.	DISTRICT COURT RECORDS, TARRANT COUNTY, TEXAS
C.C.R.T.C.T.	COUNTY COURT RECORDS, TARRANT COUNTY, TEXAS
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE GTCS AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TN-NC). DIMENSIONS SHOWN ARE GROUND AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED AND CAN BE CONVERTED TO GRID DISTANCES BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00012
2. ANY ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY GPS OBSERVATION.
3. NO ZONING REPORTS OR LETTER WAS PROVIDED TO THE SURVEYOR.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE AC-MEASURED, UNLESS OTHERWISE NOTED.
5. SURVEYOR WAS NOT PROVIDED WITH A COMMITMENT FOR TITLE INSURANCE. EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN. SURVEYOR CONDUCTED NO DETAILED EASEMENT SEARCH.
6. BEFORE DIGGING IN THIS AREA, CALL "TEXAS 811" (8111) 344-8377 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
7. THE SUBJECT PROPERTY IS WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS, NO BFE ESTABLISHED), ZONE AE (SPECIAL FLOOD HAZARD AREAS, NO BFE ESTABLISHED), ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTH LESS THAN 1-FT) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0135 K, DATED SEPTEMBER 25, 2019, PANEL 48439 C 0145 K, DATED SEPTEMBER 25, 2019, PANEL 48439 C 0155 K, DATED SEPTEMBER 25, 2019, AND PANEL 48439 C 0165 K, DATED SEPTEMBER 25, 2019.
8. PARTIAL SURVEY OF EXISTING IMPROVEMENTS WAS CONDUCTED ALONG PERIMETER OF TRACTS SHOWN HEREON. NO INTERIOR IMPROVEMENTS WERE GATHERED, EXCEPT THOSE SHOWN HEREON. NO RIGHT-OF-WAY DEDICATION OR PLAT FOR AN APPROXIMATELY 475-FT LONG SEGMENT OF LAKERIDGE DRIVE (BETWEEN VAN ZANDT PLACE, BLOCK 15, AND LAKE WORTH LEASES, BLOCK 21) COULD BE FOUND BY SURVEYOR. SURVEYED FIELD LINES OF OCCUPATION AND A PROJECTION OF SURROUNDING RIGHT-OF-WAY FOR THIS SEGMENT. EASEMENTS, DEDICATIONS, AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND AFFECT/ENCUMBER TRACTS SHOWN HEREON.
9. PER "MAP BOOK OF LAKE WORTH SHOWING SURVEY AND BOUNDARY LINES", OFFICE OF CITY SURVEYOR, FORT WORTH, TEXAS – DATED JUNE, 1953.
10. PER "PLAT BOOK FOR THE VARIOUS TRACTS OF LAND ACQUIRED BY CITY OF FORT WORTH FOR USE IN CONNECTION WITH WEST FORK RESERVOIR" – DATED 1916
11. PER CITY OF FORT WORTH SURVEY "71.7 ACRE GRAZING LEASE" EXHIBIT, FILE NO. 03037001 – DATED 08/27/1991
12. PER CITY OF FORT WORTH SURVEY EXHIBITS, LAKE WORTH LEASES, BLOCK 22 (SHEET 14) AND 56.43 AC. WILDWOOD NORTH PARK (D-EST 3681, FILE NO. J-170 – DATED SEPTEMBER, 1956

UTILITY NOTES:

1. ALL UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND WERE GATHERED FROM A COMBINATION OF CITY DOCUMENTS, FIELD EVIDENCE, AND PAINT. CONTRACTOR OR ENGINEER TO VERIFY ALL UTILITY LOCATIONS SHOWN PRIOR TO ANY EXCAVATION OR DESIGN.

CURVE	LENGTH	RADIUS	DELTA
C1	124.19'	430.00'	16°32'58"
C2	117.83'	454.92'	14°50'31"
C3	194.83'	454.92'	24°32'08"
C4	104.51'	454.92'	13°09'49"
C5	104.51'	454.92'	13°09'49"
C6	104.51'	454.92'	13°09'49"
C7	104.51'	454.92'	13°09'49"