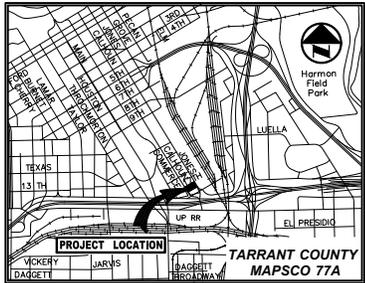
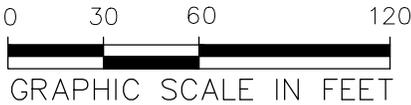


BLOCK K-1 DAGGETT'S ADDITION (UNRECORDED) [TAX DEED CARDS USED FOR REFERENCE]

**LEGEND**

- |                        |                              |
|------------------------|------------------------------|
| CABLE VAULT            | WATER METER                  |
| ELECTRIC BOX           | WATER VALVE                  |
| ELECTRIC VAULT         | PIN FLAG GAS                 |
| FIB. OPTIC MANHOLE     | 1/2-INCH IRON ROD            |
| GAS TEST STATION       | WESTWOOD PS CAP SET          |
| LIGHT STANDARD         | CONTROLLING MONUMENT         |
| PARKING METER          | PROPERTY LINE                |
| POWER POLE             | EASEMENT LINE                |
| PP W/ GUY ANCHOR       | FENCE                        |
| TRAFFIC SIGN           | OVERHEAD UTILITY LINE        |
| SAN. SEWER MANHOLE     | UNDERGROUND ELECTRIC LINE    |
| TELEPHONE BOX          | UNDERGROUND CABLE LINE       |
| TRASH CAN              | UNDERGROUND FIBER OPTIC LINE |
| TRAFFIC SIGNAL         | UNDERGROUND GAS LINE         |
| TRAFFIC SIGNAL CONTROL | STORM DRAIN LINE             |
| TRAFFIC SIGNAL POLE    | WATER LINE                   |
| STORM SEWER MANHOLE    | SANITARY SEWER LINE          |



TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

**Westwood**

9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

**TRACT NO. THREE**  
**0.545 ACRES**

PART OF CITY OF FORT WORTH TRACT OF LAND  
JOHN CHILDRESS SURVEY, ABSTRACT NO. 250,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
PAGE 1 OF 2

<b>DRAWN BY</b> JNR	<b>CHECKED BY</b> MLL	<b>SCALE</b> 1"=60'	<b>DATE</b> 12/12/2024	<b>JOB NUMBER</b> R0045655.03
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**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 26, 2024 with a combined scale factor of 1.00012, measurements taken in US Survey Foot.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0305L, Community-Panel No. 480596 0305 L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title commitment provided by Chicago Title Insurance Company, GF No. 24-0335, effective date February 14, 2024, issued February 26, 2024.
- All underground utility information depicted on the survey is based on available record information on file at the City of Fort Worth and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground as a result of locate #2452484868 & #2452484912.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.

**DESCRIPTION OF PROPERTY SURVEYED**

DESCRIPTION, of a 23,733 square foot (0.545 acre) tract of land situated in the John Childress Survey, Abstract No. 250, City of Fort Worth Tarrant County, Texas; said tract being part of Block D-1 Daggett's Addition an Unrecorded addition to the City of Fort Worth and being part of those tracts of land described as Tracts 19, and 22, in a Deed to the City of Fort Worth recorded in Vol. 2853, Pg. 39 of the Deed Records of Tarrant County, Texas recorded on April 19th, 1955; said 23,733 square foot (0.545 acre) tract being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod with "WESTWOOD PS" cap set in the west right-of-way line of Calhoun Street (a 60-foot wide right-of-way), said point being the southeast corner of Block D-1-R Daggett's Addition recorded in Vol. 388-81, Pg. 28 of the Plat Records of Tarrant County, Texas; the same point being the northeast corner of the this herein described tract; from which bears a "X" cut found for the southwest corner of Block K-1 Daggett's Addition an Unrecorded addition to the City of Fort Worth, North 59 degrees, 33 minutes, 34 seconds East, a distance of 60 feet;

THENCE, South 30 degrees, 26 minutes, 26 seconds East, along said west right-of-way line of Calhoun Street and the east line of said Block D-1, a total distance of 155.27 feet to a "+" cut in concrete set at the intersection of said west right-of-way line and the future north right-of-way line of East Lancaster Avenue (a variable width right-of-way);

THENCE, South 79 degrees, 07 minutes, 41 seconds West, along said future north right-of-way line of East Lancaster Avenue, a distance of 50.68 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the point of beginning of a tangent curve to the left;

THENCE, along said curve to the right, having a central angle of 9 degrees, 1 minute, 59 seconds, a radius of 1,057.00 feet, a chord bearing and distance of South 83 degrees, 25 minutes, 15 seconds West, 166.47 feet, an arc distance of 166.65 feet to a "+" cut in concrete set at the intersection of said future north right-of-way line and the west right-of-way line of Commerce Street (a 80-foot wide right-of-way);

THENCE, North 30 degrees, 26 minutes, 26 seconds West, along said east right-of-way line of Commerce Street, a distance of 98.54 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the point of beginning of a non-tangent curve to the left;

THENCE, along said curve to the left, having a central angle of 79 degrees, 0 minutes, 38 seconds, a radius of 20.00 feet, a chord bearing and distance of South 69 degrees, 56 minutes, 46 seconds East, 25.45 feet, an arc distance of 27.58 feet to a building corner found at the beginning of a compound curve to the left;

THENCE, along said curve to the left, have a central angle of 10 degrees, 50 minutes, 46 seconds, a radius of 445.23 feet, a chord bearing and distance of North 64 degrees, 59 minutes, 04 seconds East, 84.16 feet, an arc distance of 84.28 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the end of said curve;

THENCE, North 59 degrees, 33 minutes, 34 seconds West, along said Block D-1-R, a distance of 100.03 feet to the POINT OF BEGINNING;

CONTAINING: 23,733 square feet or 0.545 acres of land, more or less.

Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 26, 2024 with a combined scale factor of 1.00012, measurements taken in US Survey Foot.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract described.



*Dustin C. Pustejovsky* 2025-03-05  
 Dustin C. Pustejovsky Date  
 Registered Professional  
 Land Surveyor No. 6690

TX REG. ENGINEERING FIRM F-11756  
 TX REG. SURVEYING FIRM LS-10074301

**Westwood**

9800 HILLWOOD PARKWAY  
 SUITE 250  
 FORT WORTH, TX 76117  
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JNR	MLL	N.T.S	12/13/2024	R0045655.03

**TRACT NO. THREE**  
**0.545 ACRES**

PART OF CITY OF FORT WORTH TRACT OF LAND  
 JOHN CHILDRESS SURVEY, ABSTRACT NO. 250,  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 PAGE 2 OF 2

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 MM.JOHNSON 3/5/2025 12:57 PM