

# JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Austin ★ Abilene



**EXHIBIT " \_\_\_ "**  
**TRACT DESCRIPTION**  
(Page 1 of 3)

**BEING** a 9,750 square foot tract of land being a portion of Windomere Street, a 50 foot right-of-way, as shown on and being dedicated by C.S. De Volls Addition, being an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-F, Page 415, Plat Records, Tarrant County, Texas (P.R.T.C.T.); the subject tract is more particularly described as follows (Bearings are based on the C.S. DeVolls Addition, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-F, Page 415, Plat Records, Tarrant County, Texas):

**BEGINNING** at a point on the north right-of-way line of said Windomere Street, same being the southwest corner of Tract C, Lot 5, of said C.S. De Volls Addition, and being the southeast lot corner of Lot A-R, Block 5, Mary Levy Subdivision, being an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-103, Page 825, P.R.T.C.T.;

**THENCE** NORTH 90° 00' 00" EAST, with the said right-of-way line, and with the south line of said Lot 5, a distance of 195.00 feet to the northeast right-of-way corner of said Windomere Street, same being the southeast corner of Tract E, Lot 5, of said C.S. De Volls Addition, also being a point on the west property line of the tract described in the deed to Idea Public Schools, a Texas non-profit coporation, recorded under Instrument Number D220077359, Official Public Records, Tarrant County, Texas;

**THENCE** SOUTH 00° 00' 00" EAST, with the east right-of-way line of said Windomere Street, and with the said property line, a distance of 50.00 feet to the southeast right-of-way corner of said Windomere Street, same being the northeast corner of Tract E, Lot 4, of said C.S. De Volls Addition;

---

**Dallas-Fort Worth**  
785 Lonesome Dove Trail  
Hurst, Texas 76054  
(817)431-4971  
Firm #10019500

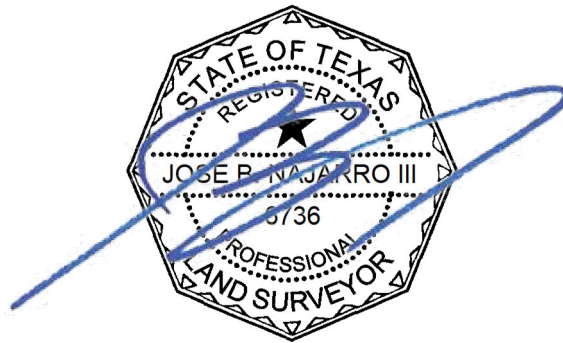
**Austin**  
1516 E. Palm Valley Blvd., A4  
Round Rock, Texas 78664  
(512)778-5688  
Firm #10194073

**Abilene**  
500 Chestnut Street, Suite 702  
Abilene, Texas 79602  
(325)672-7420  
Firm #10193867

THENCE NORTH 90° 00' 00" WEST, with the south right-of-way line of said Windomere Street, and with the north line of said Lot 4, a distance of 195.00 feet to the northwest corner of Tract C, Lot 4, of said C.S. De Volls Addition, also being the northeast corner of Tract A, Lot 4, of said DeVolls Addition;

THENCE NORTH 00° 00' 00" EAST, over and across said Windomere Street, a distance of 50.00 feet returning to the **POINT OF BEGINNING** and enclosing 9,750 square feet.

Jose B. Najarro III  
Registered Professional  
Land Surveyor No. 6736  
[jose@jphls.com](mailto:jose@jphls.com)  
April 28, 2020  
Job No. 2020.145.001 R.O.W. Abndmmt



---

**Dallas-Fort Worth**  
785 Lonesome Dove Trail  
Hurst, Texas 76054  
(817)431-4971  
Firm #10019500

**Austin**  
1516 E. Palm Valley Blvd., A4  
Round Rock, Texas 78664  
(512)778-5688  
Firm #10194073

**Abilene**  
500 Chestnut Street, Suite 702  
Abilene, Texas 79602  
(325)672-7420  
Firm #10193867

**BEARING BASIS**

Bearings are based on the C.S. DeVolls Addition, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 388-F, Page 415, Plat Records, Tarrant County, Texas

**EXHIBIT " 3 "**

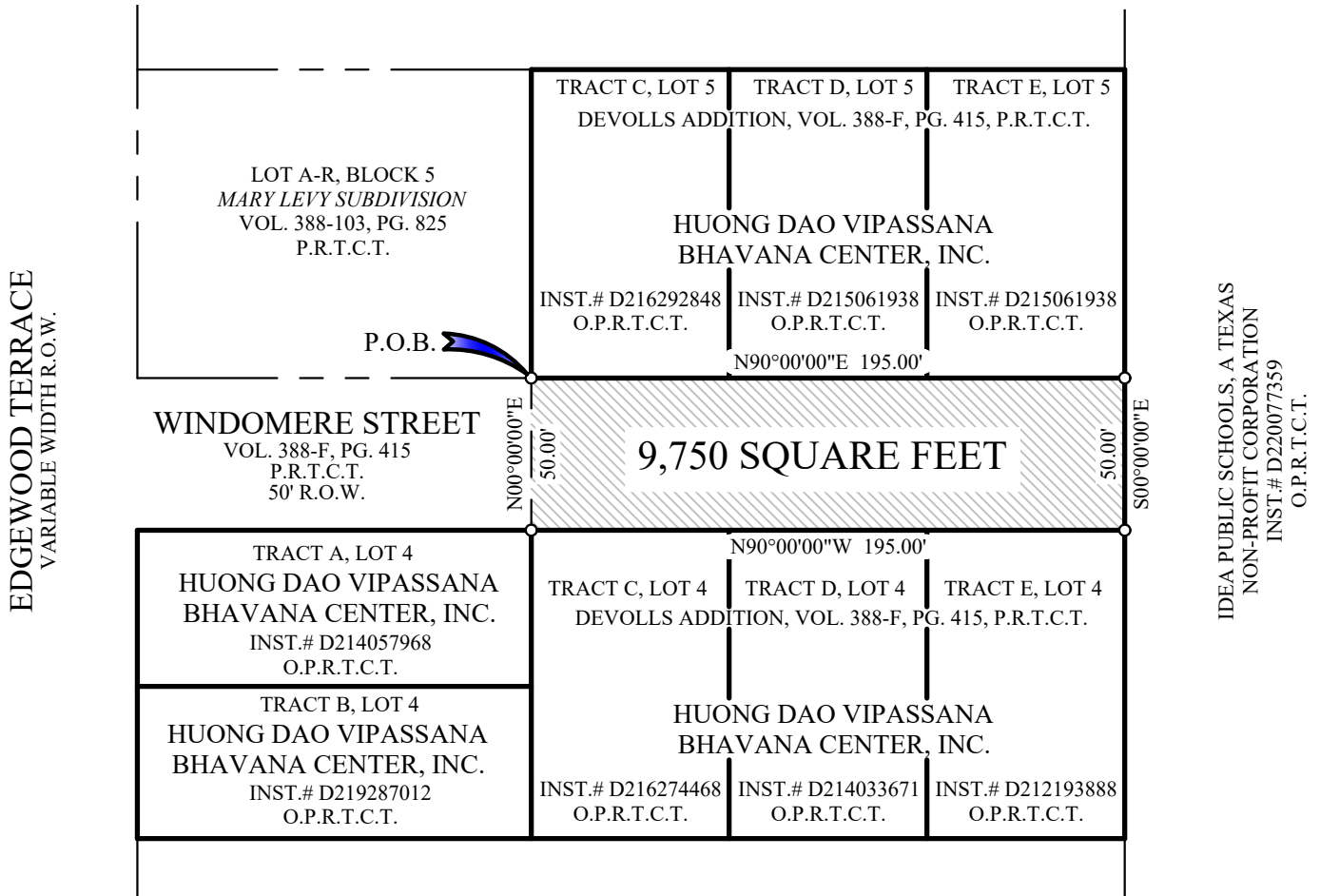
PAGE 3 OF 3

**SURVEYORS NOTE**

Survey was performed with record documents. No actual survey on the ground was performed.

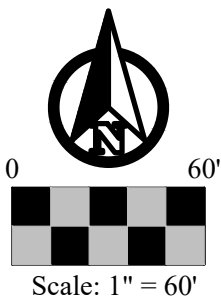
**LEGEND OF ABBREVIATIONS**

- P.R.T.C.T. Plat Records of Tarrant County, Texas
- O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
- D.R.T.C.T. Deed Records of Tarrant County, Texas
- POB/POC Point of Beginning/Point of Commencing



EDGEWOOD TERRACE  
VARIABLE WIDTH R.O.W.

IDEA PUBLIC SCHOOLS, A TEXAS  
NON-PROFIT CORPORATION  
INST # D22007359  
O.P.R.T.C.T.



Jose B. Najarro III  
 Registered Professional  
 Land Surveyor No. 6736  
 jose@jphls.com  
 April 28, 2020



**EXHIBIT SHOWING  
 9,750 SQUARE FEET  
 BEING A PORTION OF WINDOMERE STREET,  
 AS SHOWN ON AND BEING DEDICATED BY  
 C.S. DE VOLLS ADDITION**

AN ADDITION IN THE CITY OF FORT WORTH, TARRANT  
 COUNTY, TEXAS, RECORDED IN VOLUME 388-F, PAGE 415,  
 PLAT RECORDS, TARRANT COUNTY, TEXAS

JPH Job No.  
 2020.145.001 Abandon Windomere St., Fort Worth,  
 Tarrant Co.,Tx.dwg  
 © 2020 JPH Land Surveying, Inc. - All Rights Reserved  
 785 Lonesome Dove Trail, Hurst, Texas 76054  
 Telephone (817) 431-4971 www.jphlandsurveying.com  
 TBPELS Firm #10019500 #10194073 #10193867  
 DFW | Austin | Abilene