SURVEY SHOWING
TWO TRACTS IN THE
JOHN BREEDING SURVEY, ABSTRACT No. 188,
TARRANT COUNTY, TEXAS.

0' 30' 60' 90'

1" = 30' FEET SCALE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ASPHALT
- CONCRETE
- FENCE LINE
- LIGHT STANDARD
- WATER VALVE
- WATER METER BOX
- FIRE HYDRANT
- CLEAN OUT
- TELEPHONE PEDESTAL
- POWER POLE
- SANITARY SEWER MANHOLE
- GUY WIRE
- OVERHEAD ELECTRIC
- COVERED AREA
- (C.M.) CONTROL MONUMENT

LAKE WORTH

LOT 12, BLOCK 9
LAKE WORTH LEASES
CABINET B, SLIDE 320
PLAT RECORDS
TARRANT COUNTY, TEXAS

LEASEHOLD INTEREST
SULEE SAE-VENG ADAMS
VOLUME 10854, PAGE 1968
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

(CAB. B, SLIDE 320) N 31°45'00" W 122.80'
(LEASE MAP) N 30°05' W 117'
N 33°40'21" W 22.63'

5/8" IRON ROD FOUND

5/8" IRON ROD FOUND DISTURBED

LOT 14, BLOCK 9
LEASEHOLD INTEREST
ROBERT LOUIS WADE
INSTRUMENT No. D205001437
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

(LEASE MAP) N 31°45'00" W 116.8'
N 25°59'59" W 78.17'
55.17'

LOT 15, BLOCK 9
LEASEHOLD INTEREST
JAMES FRANKLIN MILLER
VOLUME 8736, PAGE 599
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

CONCRETE MONUMENT FOUND WITH BRASS DISK (C.M.)
MONUMENT No. 36 PER
CITY OF FORT WORTH
TRANSPORTATION & PUBLIC
WORKS VAULT FILE No. F-83

5/8" IRON ROD SET

TRACT ONE
0.19 ACRE

28.95'

5/8" IRON ROD FOUND

(LEASE MAP) N 31°45'00" W 192.8'
N 31°27'00" W 192.86'
CITY LIMIT LINE CITY OF FORT WORTH
PER ORDINANCE No. 513

1/2" IRON ROD FOUND DISTURBED

REMAINDER TRACT
CITY OF FORT WORTH
VOLUME 444, PAGE 385
DEED RECORDS, TARRANT
COUNTY, TEXAS

40.85'

1/2" IRON ROD FOUND

CORPORATE CITY OF FORT WORTH LIMIT LINE

S 27°22'59" E 180.14'

78.78'

LOT 16, BLOCK 9
LEASEHOLD INTEREST
RONNIE FARQUHAR, ET UX REBECCA
VOLUME 5194, PAGE 479
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

N 57°59'33" E 317.68'

(LEASE MAP) N 58°27' E 189.8'
N 58°47'26" E 189.86'

1/2" IRON ROD FOUND

LAKE WORTH LEASES BOUNDARY LINE

5/8" IRON ROD FOUND 0.73' NORTH/WEST OF LINE

10' INGRESS / EGRESS EASEMENT PER PLAT
VOLUME 204-B, PAGE 90
DEED RECORDS
TARRANT COUNTY, TEXAS

S 57°59'33" W 292.30'
(CFW DEED) S 58°47' W 291.68'
(RELEASE MAP) S 58°48'-W 292.8'
(HODGKINS PLAT) S 58°48' W 292.7'

LOT 23
LAKE WORTH INVESTMENTS, INC.
INSTRUMENT NO. D199311506
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

(CFW DEED) N 22°23'59" W 192.69'
N 22°23'59" W 192.69'
(RELEASE MAP) N 21°45' W 192.8'
(HODGKINS PLAT) N 22°20'-14" W 192.9'

1/2" IRON ROD FOUND

CITY OF FORT WORTH
LOT 11, BLOCK 9
LEASE CANCELLED ON 04-17-2007
BY FORT WORTH CITY COUNCIL
MSC L-14205

PORTION OF LOT 24
LAKE WORTH INVESTMENTS, INC.
INSTRUMENT NO. D199311506
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 22
FLORENCE S. WADE
INSTRUMENT NO. D207096440
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 17, BLOCK 9
LEASEHOLD INTEREST
SCOTT ERIC SEMMLER
INSTRUMENT NO. D211231180
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

5/8" IRON ROD SET

S 42°34'04" E 82.54'

(LEASE MAP) N 64°50' W 139.5'
N 66°35'50" W 139.30'

1/2" IRON ROD FOUND

68.30'

35.46'

5/8" IRON ROD SET

5/8" IRON ROD FOUND

LOT 24

CONCRETE MONUMENT FOUND WITH BRASS DISK (C.M.)
MONUMENT No. 37 PER
CITY OF FORT WORTH
TRANSPORTATION & PUBLIC
WORKS VAULT FILE No. F-83

LAKE WORTH LEASES BOUNDARY LINE

N 42°34'04" W 64.81'

5/8" IRON ROD FOUND

25.07'

S 51°43'07" W

LOT 10, BLOCK 9
LEASEHOLD INTEREST
MICHAEL E. BARNARD, ET UX JANET L.
INSTRUMENT No. D202227736
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

CALLED 0.126 ACRE
CHERIE TIDWELL
INSTRUMENT No. D209200041
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

N 01°05'42" E 74.41'

S 01°05'42" W 71.03'

60D NAIL FOUND

9.00'
S 89°13'30" W

20' INGRESS / EGRESS EASEMENT PER PLAT
VOLUME 204-B, PAGE 90
DEED RECORDS
TARRANT COUNTY, TEXAS

5/8" IRON ROD SET

TRACT ONE
POINT OF BEGINNING
1/2" CAPPED IRON
ROD FOUND "FULTON"

N 89°15'36" E 56.87'
(HODGKINS PLAT) N 89°38' E 59.1'

AXLE FOUND

WELLS STREET

LOT 18, BLOCK 9
LEASED INTEREST
RICKY KILLIAN
INSTRUMENT NO. D211231180
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

38.19'

1/2" IRON ROD FOUND

N 01°05'42" E 217.48'
(CFW DEED) N 02°45' E 218.06'
(LEASE MAP) N 02°59' E 217.1'
(HODGKINS PLAT) N 04°08' E 212.4'

LOT 20
ROBERT KILLIAN
VOLUME 6236, PAGE 969
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

S 42°34'04" E 242.47'
(CFW DEED) S 41°45' E 244.17'
(LEASE MAP) S 41°46' E 244.1'
(HODGKINS PLAT) S 40°52' E 236.3'

148.71'

20' INGRESS / EGRESS EASEMENT PER PLAT
HODGKINS HIGHLANDS SUBDIVISION
VOLUME 204-B, PAGE 90
DEED RECORDS
TARRANT COUNTY, TEXAS

LOT 19, BLOCK 9
LEASED INTEREST
CANDICE LUNG
INSTRUMENT NO. D205334994
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 20, BLOCK 9
LEASED INTEREST
HENRY BIRDWELL JR. ETUX G.
INSTRUMENT NO. D205021744
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 25
LAKE WORTH INVESTMENTS, INC.
INSTRUMENT NO. D199311506
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 26
JOHN CLAYTON SHILLING
VOLUME 7897, PAGE 414
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 21
LAKE WORTH INVESTMENTS, INC.
INSTRUMENT NO. D199311506
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 19
CITY OF LAKE WORTH
VOLUME 10083, PAGE 427
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

1/2" IRON ROD FOUND

5/8" IRON ROD SET

N 42°34'04" W
271.91'

S 88°20'52" E 210.38'

LOT 2, BLOCK 9
LEASED INTEREST
MURPHY HOLDING GROUP LLC
VOLUME 13788, PAGE 2215
TARRANT COUNTY, TEXAS

N 51°03'16" E
24.41'

3/4" IRON ROD FOUND

S 41°43'50" E 54.90'

20.48'

5/8" IRON ROD FOUND

34.47'

LOT 22, BLOCK 9
LEASED INTEREST
MURPHY HOLDING GROUP LLC
INSTRUMENT NO. D210306668
OFFICIAL PUBLIC RECORDS
TARRANTY COUNTY, TEXAS

LOT 23, BLOCK 9
LEASED INTEREST
SANDRA KAY SHINDLER DELOACH
INSTRUMENT NO. D208153086
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

TRACT TWO
0.12 ACRE
N 88°20'52" W 251.00'

5/8" IRON ROD SET

5/8" IRON ROD FOUND

REMAINDER TRACT
CITY OF FORT WORTH
VOLUME 444, PAGE 385
DEED RECORDS
TARRANT COUNTY, TEXAS

"X" CUT SET IN CONCRETE

80.61'

1/2" IRON ROD FOUND 0.8' SOUTH OF LINE

5/8" IRON ROD FOUND 0.5' SOUTH OF LINE

18.97'

5/8" IRON ROD FOUND

TRACT TWO
POINT OF BEGINNING
1" IRON ROD FOUND

20' INGRESS / EGRESS EASEMENT PER PLAT
HODGKINS HIGHLANDS SUBDIVISION
VOLUME 204-B, PAGE 90
DEED RECORDS
TARRANT COUNTY, TEXAS

N 88°20'52" W 350.57'
(CFW DEED) S 87°30' E 351.38'
(LEASE MAP) S 86°37' E 351'
(HODGKINS PLAT) S 86°21' E 349.1'

LOT 7
CITY OF LAKE WORTH
VOLUME 10083, PAGE 427
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 6
CITY OF LAKE WORTH
VOLUME 10083, PAGE 427
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

1/2" IRON ROD FOUND

LOT 5A
LARRY BLACKMON
VOLUME 5617, PAGE 970
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 9
CITY OF FORT WORTH
NO RECORDED LEASE
INFORMATION

CONCRETE MONUMENT FOUND WITH BRASS DISK (C.M.)
MONUMENT No. 34 PER
CITY OF FORT WORTH
TRANSPORTATION & PUBLIC
WORKS VAULT FILE No. F-83

38.24'

3/4" IRON PIPE FOUND 0.4' WEST OF LINE

PORTION OF LOT 18
LAKE WORTH INVESTMENTS, INC.
INSTRUMENT NO. D199311506
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

PORTION OF LOT 18
RONALD ROGERS
VOLUME 6549, PAGE 324
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 8
RONALD ROGERS
VOLUME 6549, PAGE 324
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

WELLS STREET

LOT 5B
SANDRA KAY SHINDLER DELOACH
INSTRUMENT NO. D208153086
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 28
LAKE WORTH INVESTMENTS, INC.
INSTRUMENT NO. D199311506
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

LOT 27
JOHN CLAYTON SHILLING
VOLUME 7897, PAGE 414
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

N 49°13'05" W 351.30'
(CFW DEED) N 48°15' W 344.44'
(LEASE MAP) N 47°27'-10" W 352'
(HODGKINS PLAT) N 47°37'-1" W 351.53'
(CAB. A, SL. 2260) N 47°37'-1" W 351.53'

3/8" IRON ROD FOUND (C.M.)

20' INGRESS / EGRESS EASEMENT PER PLAT
HODGKINS HIGHLANDS SUBDIVISION
VOLUME 204-B, PAGE 90
DEED RECORDS
TARRANT COUNTY, TEXAS

NOTES:

1). SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
2). THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT FOR TITLE INSURANCE WHICH MAY REVEAL EASEMENTS OF RECORD THE SURVEYOR IS UNAWARE OF. NO EASEMENT RESEARCH WAS DONE BY THIS SURVEYOR.

SURVEYOR'S CERTIFICATE:

This plat represents an actual survey made on the ground under my supervision on April 18 & 19, 2013, and January 2, 2014, and is true and correct to the best of my knowledge.

Crystal Harris

Crystal D. Harris
Registered Professional Land Surveyor
No. 6157, State of Texas

STATE OF TEXAS
REGISTERED
CRYSTAL D. HARRIS
6157
PROFESSIONAL
SURVEYOR

1/7/14

BEARINGS BASED PER DEED RECORDED IN Vol. 444, Pg. 385, D.R.T.C.T.

FORT WORTH

TRANSPORTATION PUBLIC WORKS
Survey Division

DATE 1/14/14 SCALE 1" = 30'

DRAWN BY CDH FILE NO. 700813A02

City of Fort Worth, 8851 Camp Bowie West, Ste 300, Ft. Worth, TX 76116 Ph. 817-392-7925