

LOT 1
BLOCK 55
RIDGLEA
ADDITION
VOL. 388-L
PAGE 1

LOT 10
BLOCK 43
RIDGLEA ADDITION
VOL. 388-L, PAGE 1

FND. 1/2" ROD
CONTROLLING
MONUMENT

LEGAL DESCRIPTION

A 0.0032 acre tract out of Ridglea Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-L, Page 1, Plat Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point lying South 20 degrees 40 minutes 24 seconds East, 70.90 feet from a found 1/2 inch steel rod at the southwest corner of Lot 10, Block 43, of said Ridglea Addition, lying between the rights-of-way lines of Waverly Way and Hilldale Road, both being public streets as shown on said plat;

THENCE South 23 degrees 28 minutes 14 seconds East, 4.02 feet to a point;

THENCE South 38 degrees 52 minutes 54 seconds West, 20.77 feet to a point;

THENCE North 78 degrees 45 minutes 58 seconds West, 4.02 feet to a point;

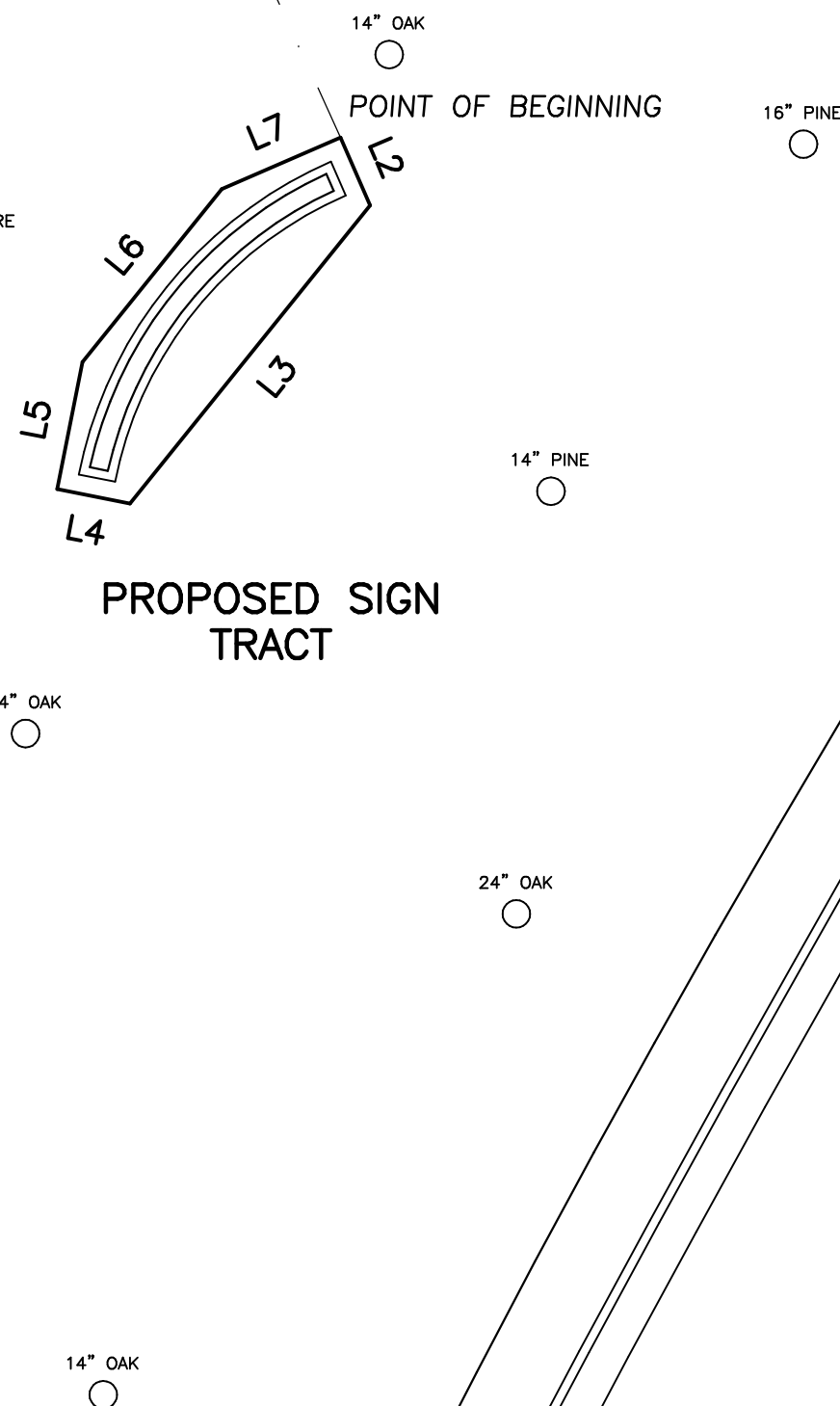
THENCE North 11 degrees 14 minutes 02 seconds East, 7.03 feet to a point;

THENCE North 38 degrees 52 minutes 54 seconds East, 12.06 feet to a point;

THENCE North 66 degrees 31 minutes 46 seconds East, 7.03 feet to the Point of Beginning, and containing 0.0032 acres (140 square feet) of land, more or less.

WAVERLY WAY

HILLDALE ROAD



STREET LIGHT POLE

GRAPE MYRTLE CLUSTER

2.5' CURB & GUTTER

FND. 1/2" ROD
CONTROLLING
MONUMENT

OVERHEAD LINES

STREET LIGHT POLE

STOP SIGN

GUY WIRE

14" OAK

POINT OF BEGINNING

16" PINE

14" PINE

14" OAK

OVERHEAD LINES

24" OAK

14" OAK

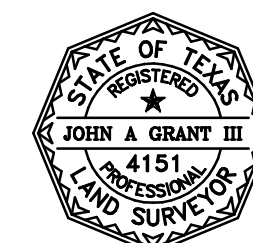
SURVEY NOTES AND CERTIFICATION

The Basis of Bearings used to prepare this survey is the plat recorded in Volume 388-L, Page 1, Plat Records, Tarrant County, Texas.
No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480596 Panel 0285-L Eff. Date 3-21-19

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: Feb. 3, 2026
Job No. 13324-26
F.B. 395, P. 82

John A. Grant III
JOHN A. GRANT, III
Registered Professional Land Surveyor 4151



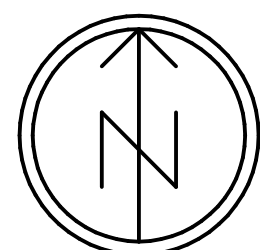
TRACT AREA
140 Square Feet
0.0032 Acres

Grant Engineering, Inc.

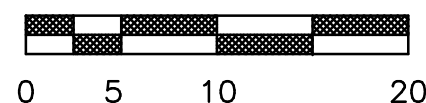
Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

LINE TABLE

LINE	BEARING	LENGTH
L1	S 20°40'24" E	70.90
L2	S 23°28'14" E	4.02
L3	S 38°52'54" W	20.77
L4	N 78°45'58" W	4.02
L5	N 11°14'02" E	7.03
L6	N 38°52'54" E	12.06
L7	N 66°31'46" E	7.03



SCALE: 1" = 10'



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