

# JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Austin ★ Abilene



**EXHIBIT " \_\_\_ "**  
**TRACT DESCRIPTION**

(Page 1 of 3)

FIELD NOTES to that certain tract being that portion of the 15-foot wide alley located between Lots 17-20 & 1-4, Block 2, BURCH-HILL ADDITION, an addition in the City of Fort Worth, Tarrant County, Texas, recorded in Volume 204-A, Page 144, Plat Records, Tarrant County, Texas; the subject tract is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

**BEGINNING** at a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the west right of way of Binkley Street (a 50-foot wide right of way dedicated to the public on the said plat of BURCH-HILL ADDITION) at the northeast corner of said Lot 1;

**THENCE** SOUTH 89° 39' 44" WEST, with the north line of said Lots 1-4, a distance of 200.09 feet to the northwest corner of said Lot 4, from which a found 1/2 inch rebar bears SOUTH 47° 52' 07" WEST, a distance of 0.41 feet;

**THENCE** NORTH 01° 03' 21" EAST, crossing the said 15-foot wide alley (dedicated to the public on the said plat of BURCH-HILL ADDITION), a distance of 15.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southwest corner of said Lot 17, from which a 5/8 inch rebar found at the northwest corner of Lot 17 bears NORTH 00° 20' 16" WEST, a distance of 140.23 feet;

**THENCE** NORTH 89° 39' 44" EAST, with the south line of said Lots 17-20, a distance of 199.72 feet to the southeast corner of said Lot 20, from which a 1/2 inch rebar

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785 Lonesome Dove Trail  
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with a yellow cap stamped "GSI SURVEYORS" bears SOUTH 58° 55' 44" WEST, a distance of 2.10 feet;

THENCE SOUTH 00° 20' 16" EAST, with the said west right of way of Binkley Street, a distance of 15.00 feet returning to the **POINT OF BEGINNING** and enclosing 2,999 square feet.

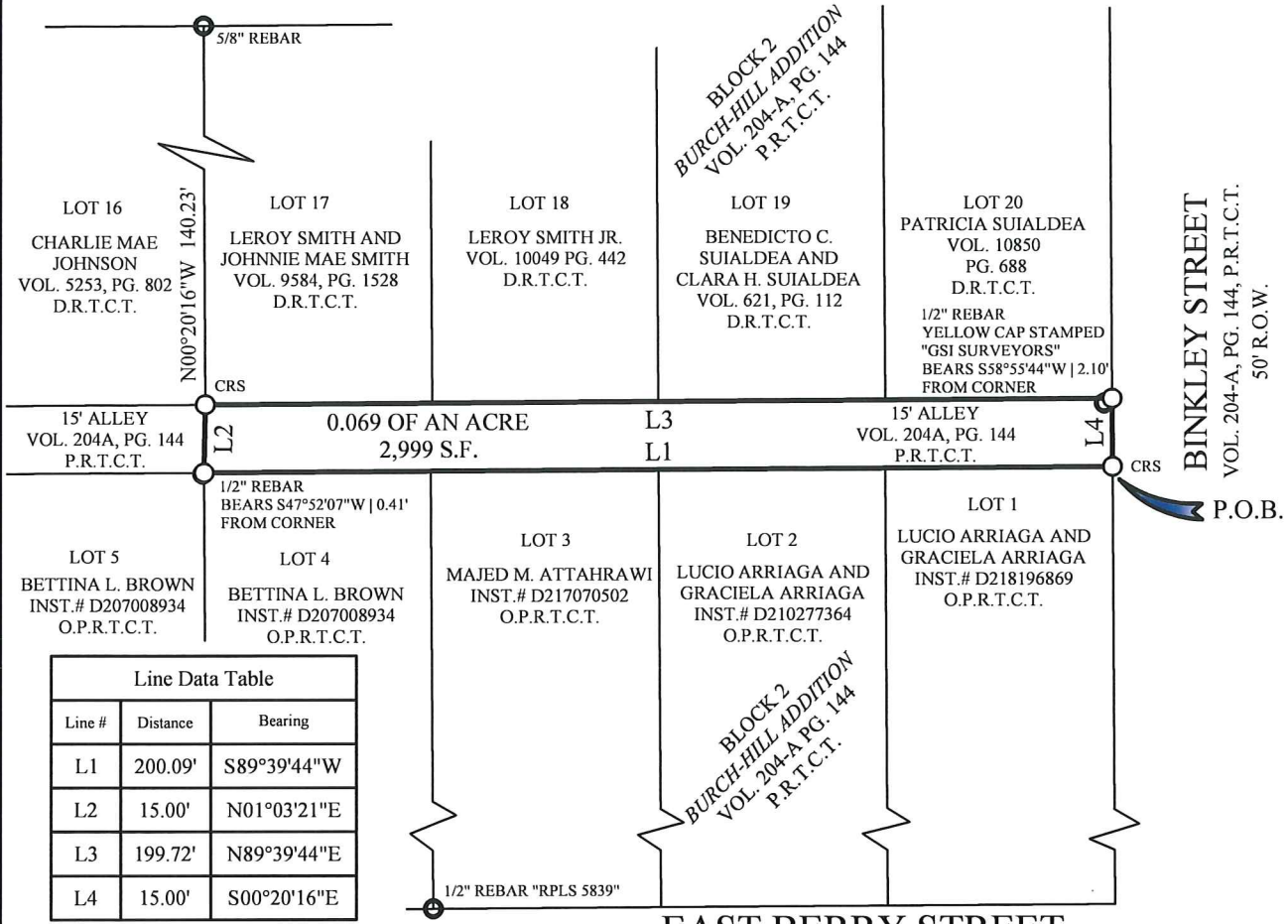
Jewel Chadd  
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July 30, 2019  
Job No. 2019.022.020



EXHIBIT " " "

MONUMENTS / BEARING BASIS

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
**Monuments are found if not marked MNS or CRS.**  
 Bearings are based on Grid North, Texas Coordinate System of 1983, North Central Zone



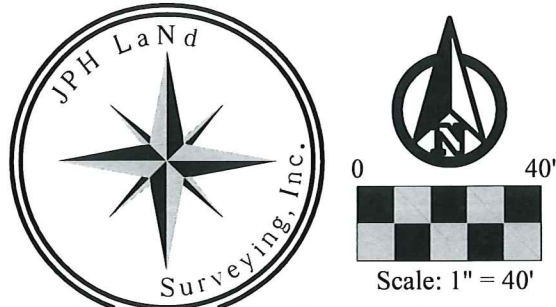
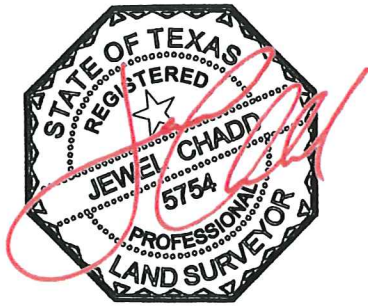
Line Data Table		
Line #	Distance	Bearing
L1	200.09'	S89°39'44"W
L2	15.00'	N01°03'21"E
L3	199.72'	N89°39'44"E
L4	15.00'	S00°20'16"E

LEGEND OF ABBREVIATIONS

P.R.T.C.T. Plat Records of Tarrant County, Texas  
 D.R.T.C.T. Deed Records of Tarrant County, Texas  
 S.F. Square Feet  
 POB Point of Beginning

EAST BERRY STREET  
 (A.K.A. RAINEY AVE)  
 VOL. 204-A, PG. 144, P.R.T.C.T.  
 VARIABLE WIDTH R.O.W.

Jewel Chadd  
 Registered Professional  
 Land Surveyor No. 5754  
 jewel@jphls.com  
 July 30, 2019



JPH Job No.  
 2019.022.020 NWC E. Berry St. And Binkley St., Fort Worth, Tarrant Co., Tx - Alley Exhibit.dwg  
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EXHIBIT SHOWING  
**2,999 S.F.**  
 BEING A PORTION OF A  
**15' ALLEY**

SITUATED IN BLOCK 2 OF  
 BURCH-HILL ADDITION  
 VOL. 204-A, PG. 144, P.R.T.C.T.  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS