

WATER WELL DETAIL

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TBPELS Firm #10019500 #10194073 #10193867

DFW-Houston | Central Texas | West Texas

## TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222100909-LE, Commitment # 9001222100909, effective March 16, 2021, and issued March 25, 2021. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii and identified by the tract designator listed in the title

				If more than one tract is being addressed, the chart below will use the tract designators used in the title commitment.								
Schedule B Exception #	Recording Information (may include grantee and exception type)	Label Grid Location (see edge of sheet for grid values)	its location is shown	lies within, crosses, or touches the indicated tract	it is not on, does not touch, and/or - based on its land description - does not directly affect the indicated tract	it is a blanket easement	its location could not be determined from the record document	there was no observed evidence at the time of the fieldwork	it limits access to an otherwise abutting right of way	documents are illegible	may have been released or otherwise terminated	
1.	Replat of Lots 4R & 6R, Block 1 West Fork Addition Cabinet A Slide 10407, P.R.T.C.T.			Х		X						
1.	Warranty Deed Vol. 8446, Pg. 755 D.R.T.C.T.			X		Х						
10e. (1)	50' Building Line as shown in Inst.# D212174815, O.P.R.T.C.T.	G3	X	X								
10e. (2)	10' Utility Easement as shown in Inst.# D212174815, O.P.R.T.C.T.	15	Х	X								
10f.	Deed Vol. 2392 Pg. 478, D.R.T.C.T.			X		X						
10g. (1)	Deed without Warranty Inst.# D205266294, O.P.R.T.C.T.			X		X						
10g. (2)	Special Warranty Deed Inst.# D206010521, O.P.R.T.C.T.			Х		X						
10h.	Oil and Gas Lease Inst.# D206133177, O.P.R.T.C.T.			Х		X						
10.i	Warranty Deed Inst.# D204283776, O.P.R.T.C.T.			Х		X						
10.j	General Warranty Deed with Vendor's Lien Inst.# D207279287, O.P.R.T.C.T.			X		X						
10.1	Water Well Easement, Use and Maintenance Agreement Inst.# D212184019, D.R.T.C.T.			Х		X						

#### RECORD DESCRIPTION

Lot 4R1A, Block 1, West Fork Addition, an addition in Tarrant County, Texas, (currently in the City of Fort Worth's Extraterritorial Jurisdiction), according to the plat recorded under Instrument Number D212174815, Official Public Records, Tarrant County, Texas.

### SURVEYED DESCRIPTION

une 15, 2021

Revision: June 15, 2021- Add entities

Revision: November 29, 2021 - Add water well detail

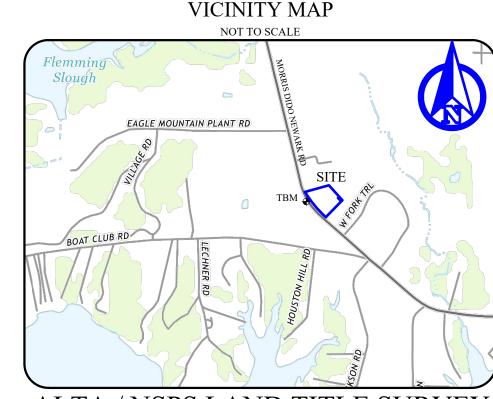
# Written to correct a distance call on the southeast line of Lot 4R1A.

FIELD NOTES to that certain tract being Lot 4R1A, Block 1, West Fork Addition, an addition in Tarrant County, Texas, (currently in the City of Fort Worth's Extraterritorial Jurisdiction), according to the plat recorded under Instrument Number D212174815, Official Public Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

**Beginning** at 5/8-inch yellow capped rebar with an illegible stamp found at the north corner of said Lot 4R1A;

# THENCE with the perimeter and to the corners of Lot 4R1A, the following calls:

- 1. In a southeasterly direction, an arc length of 205.57 feet along the arc of a curve concave to the northeast having a radius of 888.44 feet (a chord bearing of S41°56'06" EAST, a chord distance of 205.11 feet) to a found 5/8-inch yellow capped rebar with an illegible stamp;
- 2. SOUTH 44°16'02" WEST, a distance of 9.71 feet to a found 5/8-inch yellow capped rebar with an illegible stamp;
- 3. NORTH 45°43'58" WEST, a distance of 48.46 feet to a corner in a small building;
- 4. SOUTH 44°16'02" WEST, a distance of 5.00 feet to a corner in the said small
- 5. SOUTH 45°43'58" EAST, a distance of 48.46 feet to a found 5/8-inch yellow capped rebar with an illegible stamp;
- 6. SOUTH 44°16'02" WEST, a distance of 226.76 feet (DEED CALL 229.35 FEET) to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- 7. In a northwesterly direction, an arc length of 335.89 feet along the arc of a curve concave to the northeast having a radius 1,119.72 feet (a chord bearing of NORTH 39°26'55" WEST, a chord distance of 334.63 feet) to a found 5/8 inch rebar;
- 8. NORTH 74°37'49" EAST, a distance of 253.15 feet returning to the POINT OF BEGINNING and enclosing 1.495 acres (±65,133 square feet).



ALTA / NSPS LAND TITLE SURVEY 1.495 ACRES

BEING ALL OF LOT 4R1A, BLOCK A WEST FORK ADDITION

> CITY OF FORT WORTH ETJ TARRANT COUNTY, TEXAS

ADDRESS: 9820 MORRIS DIDO NEWARK ROAD (PER APPRAISAL DISTRICT)