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

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

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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 Registered Professional Land Surveyor No. 5754 jewel@jphls.com July 30, 2019 Job No. 2019.022.020



EXHIBIT " MONUMENTS / BEARING BASIS CRS o 1/2" rebar stamped "JPH Land Surveying" set PAGE 3 OF 3 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 BURCHHILL ADDITION 5/8" REBAR VOL. 204-A, PG. 144, P.R.T.C.T. 50' R.O.W. LOT 17 LOT 18 LOT 19 LOT 20 LOT 16 **BINKLEY STREET** PATRICIA SUIALDEA BENEDICTO C. LEROY SMITH AND LEROY SMITH JR. CHARLIE MAE VOL. 10850 VOL. 10049 PG. 442 SUIALDEA AND **JOHNSON** JOHNNIE MAE SMITH PG. 688 JOHNSON VOL. 5253, PG. 802 CLARA H. SUIALDEA VOL. 9584, PG. 1528 D.R.T.C.T. D.R.T.C.T. VOL. 621, PG. 112 D.R.T.C.T. D.R.T.C.T. 1/2" REBAR N00°20' D.R.T.C.T. YELLOW CAP STAMPED "GSI SURVEYORS" BEARS S58°55'44"W | 2.10 CRS FROM CORNER 15' ALLEY 15' ALLEY 0.069 OF AN ACRE L3 VOL. 204A, PG. 144 P.R.T.C.T. VOL. 204A, PG. 144 2,999 S.F. L1 P.R.T.C.T. 1/2" REBAR BEARS S47°52'07"W | 0.41' LOT 1 Z P.O.B. FROM CORNER LUCIO ARRIAGA AND LOT 3 LOT 2 LOT 5 LOT 4 GRACIELA ARRIAGA MAJED M. ATTAHRAWI LUCIO ARRIAGA AND INST.# D218196869 BETTINA L. BROWN BETTINA L. BROWN GRACIELA ARRIAGA INST # D217070502 O.P.R.T.C.T. INST.# D207008934 INST.# D210277364 INST.# D207008934 O.P.R.T.C.T. O.P.R.T.C.T. O.P.R.T.C.T. O.P.R.T.C.T. Line Data Table Line # Bearing Distance L1 200.09 S89°39'44"W N01°03'21"E L2 15.00 199.72 N89°39'44"E L3 1/2" REBAR "RPLS 5839" 15.00' L4 S00°20'16"E EAST BERRY STREET LEGEND OF ABBREVIATIONS P.R.T.C.T. Plat Records of Tarrant County, Texas (A.K.A. RAINEY AVE) D.R.T.C.T. Deed Records of Tarrant County, Texas VOL. 204-A, PG. 144, P.R.T.C.T. S.F. Square Feet VARIABLE WIDTH R.O.W. POB Point of Beginning Jewel Chadd Registered Professional Land Surveyor No. 5754 jewel@jphls.com July 30, 2019 **EXHIBIT SHOWING** Scale: 1'' = 40'2,999 S.F. JPH Job No. BEING A PORTION OF A 2019.022.020 NWC E. Berry St. And Binkley St., Fort Worth, Tarrant Co., Tx - Alley Exhibit.dwg © 2019 JPH Land Surveying, Inc. - All Rights Reserved 785 Lonesome Dove Trail, Hurst, Texas 76054 SITUATED IN BLOCK 2 OF Telephone (817) 431-4971 www.jphlandsurveying.com **BURCH-HILL ADDITION** TBPLS Firm #10019500 #10194073 #10193867 VOL. 204-A, PG. 144, P.R.T.C.T. DFW | Austin | Abilene

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS