

## METES AND BOUNDS DESCRIPTION

0.1934 ACRES

ADAM VOGT SURVEY, A-1586

TARRANT COUNTY, TEXAS

Being an 0.1934 acre (8,424 sq. ft.) tract of land, situated in the Adam Vogt Survey, Abstract No. 1586, City of Fort Worth, Tarrant County, Texas, and being all of that certain called South Half of Lot 21, and the remainders of Lots 22 and 23, Block 14, Bellaire Addition, according to the plat thereof recorded in Volume 204, Page 77, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 0.1934 acre tract of land being more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod found at the northwest corner of the above mentioned South half of Lot 21, same being the southwest corner of that certain tract of land as conveyed to Barry and Gwendolyn Rubin, according to the Deed recorded in County Clerks Instrument Number D219115688, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod found at the northeast corner of Lot 2, Block 14, bears North 00 degrees 21 minutes 40 seconds West, a distance of 34.76 feet;

**THENCE** North 89 degrees 46 minutes 43 seconds East, along the south line of said Rubin tract, a distance of 149.72 feet to a 5/8-inch iron rod found at the southeast corner of said Rubin tract, in the west right-of-way line of Bellaire Drive West (60 feet right-of-way), from which a 1/2-inch iron rod found at the northeast corner of said Rubin tract bears North 00 degrees 16 minutes 30 seconds West, a distance of 74.92 feet;

**THENCE** South 00 degrees 16 minutes 30 seconds East, along the east line of said Lot 21, the remainder of Lot 22, and the west right-of-way line of Bellaire Drive West, a distance of 30.00 feet to a 5/8-inch iron rod with cap stamped "City of Fort Worth Survey Division" set at the intersection of the north right-of-way line of Bellaire Drive South (variable width right-of-way) with the west right-of-way line of Bellaire Drive West;

**THENCE** South 68 degrees 23 minutes 30 seconds West, along the north right-of-way line of Bellaire Drive South, a distance of 46.23 feet to a 5/8-inch iron rod with cap stamped "City of Fort Worth Survey Division" set in the north right-of-way line of Bellaire Drive South, at the beginning of a curve to the right having a radius of 536.13 feet;

**THENCE** along said curve to the right, with the north right-of-way line of Bellaire Drive South, a chord bearing of South 74 degrees 17 minutes 42 seconds West, a chord distance of 110.28 feet to a 5/8-inch iron rod found at the Southwest corner of said remainder of Lot 23, Block 14, same being the southeast corner of the remainder of Lot 1, Block 14, Bellaire Addition;

## LAND SURVEYING SERVICES

### TRANSPORTATION AND PUBLIC WORKS

CITY OF FORT WORTH \* 8851 CAMP BOWIE WEST BLVD. \* FORT WORTH, TEXAS 76116  
(817) 392-7925 \* TX FIRM NO. 10161300

0.1934 ACRES

ADAM VOGT SURVEY, A-1586

(CONTINUED FROM PG. 1)

**THENCE** North 00 degrees 32 minutes 16 seconds West, along the west line of said south half of Lot 21, the remainders of Lots 22 and 23, and the east line of the above mentioned Lot 1, Block 14, a distance of 76.30 feet to the **POINT OF BEGINNING**, containing 0.1934 acres (8,424 sq. ft.) of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202.

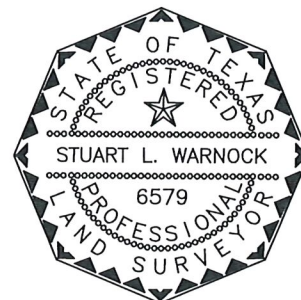
I, Stuart L. Warnock, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this document was prepared from on a survey made on the ground, from recorded documentation and evidence collected, under my direction and supervision, during the month of March, 2020.



STUART L. WARNOCK, RPLS, GISP  
TEXAS REGISTRATION NO. 6579

4/7/2020

DATE



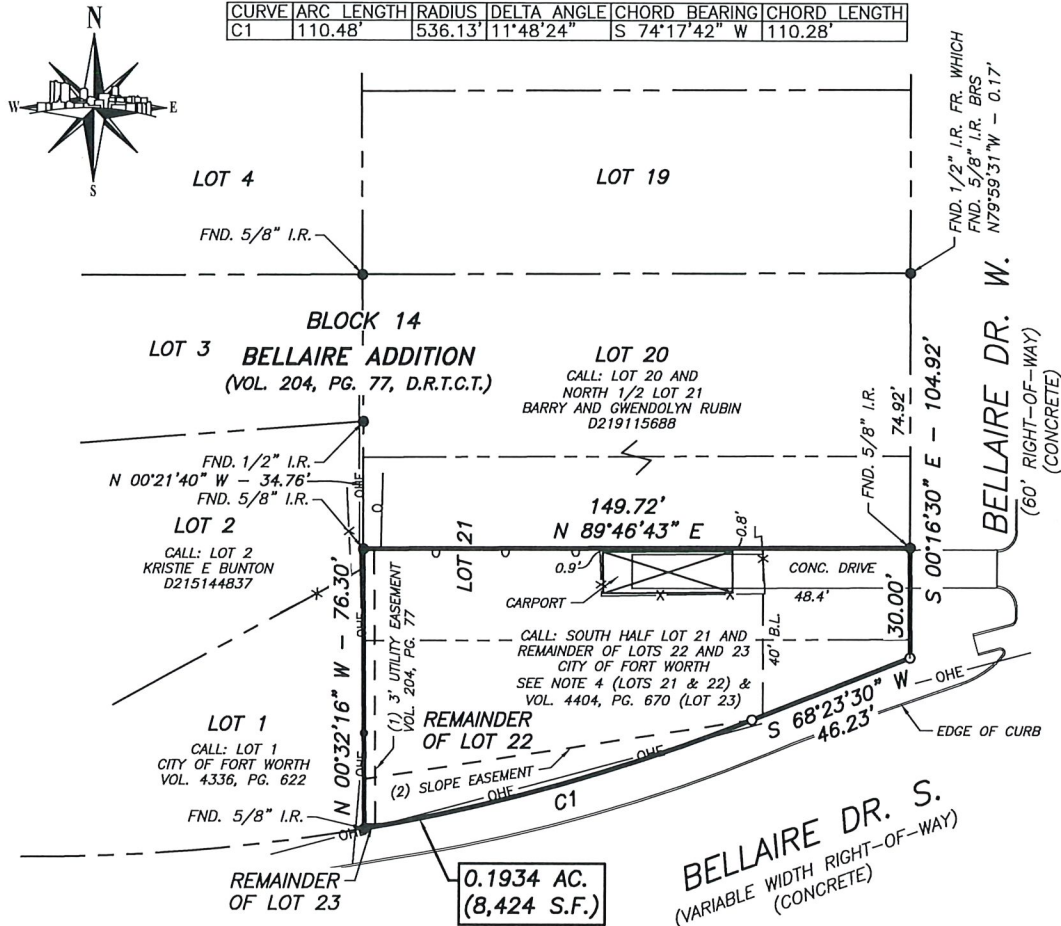
### LAND SURVEYING SERVICES

### TRANSPORTATION AND PUBLIC WORKS

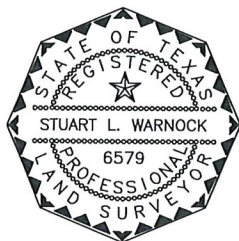
CITY OF FORT WORTH \* 8851 CAMP BOWIE WEST BLVD. \* FORT WORTH, TEXAS 76116  
(817) 392-7925 \* TX FIRM NO. 10161300



PROPERTY DESCRIPTION: BEING AN 0.1934 AC. (8,424 S.F.) PORTION OF LOTS 21, 22, AND 23, BLOCK 14, BELLAIRE ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204, PAGE 77, PLAT RECORDS, TARRANT COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS DESCRIPTION OF EVEN DATE ATTACHED HERETO AND MADE A PART HEREOF. ADDRESS: 3236 BELLAIRE DRIVE WEST, FORT WORTH, TEXAS.



EASEMENT RESEARCH WAS LIMITED TO A TITLE SEARCH REPORT, PROVIDED BY OTHERS (ORDER NO. HA303434)		
ITEM	RECORDING	FINDING
N/A	VOL. 204, PG. 77	DOES AFFECT, SHOWN
N/A	6-26-69 SURVEY	MAY AFFECT, SHOWN



**FORT WORTH.**

TRANSPORTATION & PUBLIC WORKS  
SURVEY SERVICES

8851 CAMP BOWIE WEST, STE 300, FORT WORTH, TX 76116  
(810) 392-7925 | T.B.P.L.S. FIRM 10161300

I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED FROM A SURVEY MADE ON THE GROUND DURING THE MONTH OF MARCH, 2020, AND IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE. THERE ARE NO VISIBLE OR APPARENT INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

*Stuart Warnock* 4/7/2020  
STUART L. WARNOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

#### NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GROUND AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED, AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.0001258321.
- EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
- THE SUBJECT PROPERTY FALLS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0305 L, DATED MARCH 21, 2019.
- NO VESTING DEED FOR SOUTH 1/2 OF LOT 21 AND LOT 22 TO CITY OF FORT WORTH FOUND. TAX RECORDS REFERENCE LETTER OF CITY OWNERSHIP DATED 10/16/1968. SURVEY BASED ON M&C L-1801 & CITY SURPLUS PROPERTY EXHIBIT DATED 6-26-1969 BY EUGENE P. DOBKINS, TEXAS REGISTERED SURVEYOR NO. 771.

#### LEGEND

—————	BOUNDARY LINE
-----	ADJOINING/LOT LINE
- - - - -	EASEMENT LINE
-x-x-	WOOD FENCE
-o-o-	CHAIN-LINK FENCE
=====	EDGE OF CONCRETE
—OHE—	OVERHEAD ELECTRIC

**BOUNDARY AND  
IMPROVEMENT SURVEY  
SHOWING  
8,424 S.F.  
A. VOGHT SURVEY A-1586  
FORT WORTH, TARRANT COUNTY, TX**



JOB: 3236 BELLAIRE DRAWN BY: SLW DATE: 4-7-20 R3

EXHIBIT "A"  
METES AND BOUNDS DESCRIPTION  
0.0258 ACRES  
ADAM VOGT SURVEY, A-1586  
TARRANT COUNTY, TEXAS

Being an 0.0258 acre (1,124 sq. ft.) strip of land, situated in the Adam Vogt Survey, Abstract No. 1586, City of Fort Worth, Tarrant County, Texas, and being a portion of that certain called South half of lot 21, and the remainders of Lots 22 and 23, Block 14, Bellaire Addition, according to the plat thereof recorded in Volume 204, Page 77, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 0.0258 acre strip of land being more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8-inch iron rod found at the northwest corner of the above mentioned South half of Lot 21, same being the southwest corner of that certain tract of land as conveyed to Barry and Gwendolyn Rubin, according to the Deed recorded in County Clerks Instrument Number D219115688, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod found at the northeast corner of Lot 2, Block 14, bears North 00 degrees 21 minutes 40 seconds West, a distance of 34.76 feet;

**THENCE** North 89 degrees 46 minutes 43 seconds East, along the south line of said Rubin tract, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "City of Fort Worth Survey Division" set, from which a 5/8-inch iron rod found at the southeast corner of said Rubin tract, in the west right-of-way line of Bellaire Drive West (60 feet right-of-way) bears North 89 degrees 46 minutes 43 seconds East, a distance of 134.72 feet;

**THENCE** South 00 degrees 32 minutes 16 seconds East, over and across said south half of Lot 21, and the remainders of Lots 22 and 23, a distance of 73.55 feet to a 5/8-inch iron rod with cap stamped "City of Fort Worth Survey Division" set in the north right-of-way line of Bellaire Drive South (variable width right-of-way), being in a curve to the right and having a radius of 536.13 feet;

**THENCE** along said curve to the right, with the north right-of-way line of Bellaire Drive South, a chord bearing of South 79 degrees 23 minutes 03 seconds West, a chord distance of 15.24 feet to a 5/8-inch iron rod found at the Southwest corner of said remainder of Lot 23, Block 14, same being the southeast corner of the remainder of Lot 1, Block 14, Bellaire Addition;

**THENCE** North 00 degrees 32 minutes 16 seconds West, along the west line of said south half of Lot 21, the remainders of Lots 22 and 23, and the east line of the above mentioned Lot 1, Block 14, a distance of 76.30 feet to the **POINT OF BEGINNING**, containing 0.0258 acres (1,124 sq. ft.) of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone 4202.

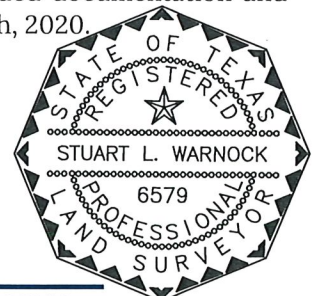
I, Stuart L. Warnock, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this document was prepared from on a survey made on the ground, from recorded documentation and evidence collected, under my direction and supervision, during the month of March, 2020.



4/7/2020

STUART L. WARNOCK, RPLS, GISP  
TEXAS REGISTRATION NO. 6579

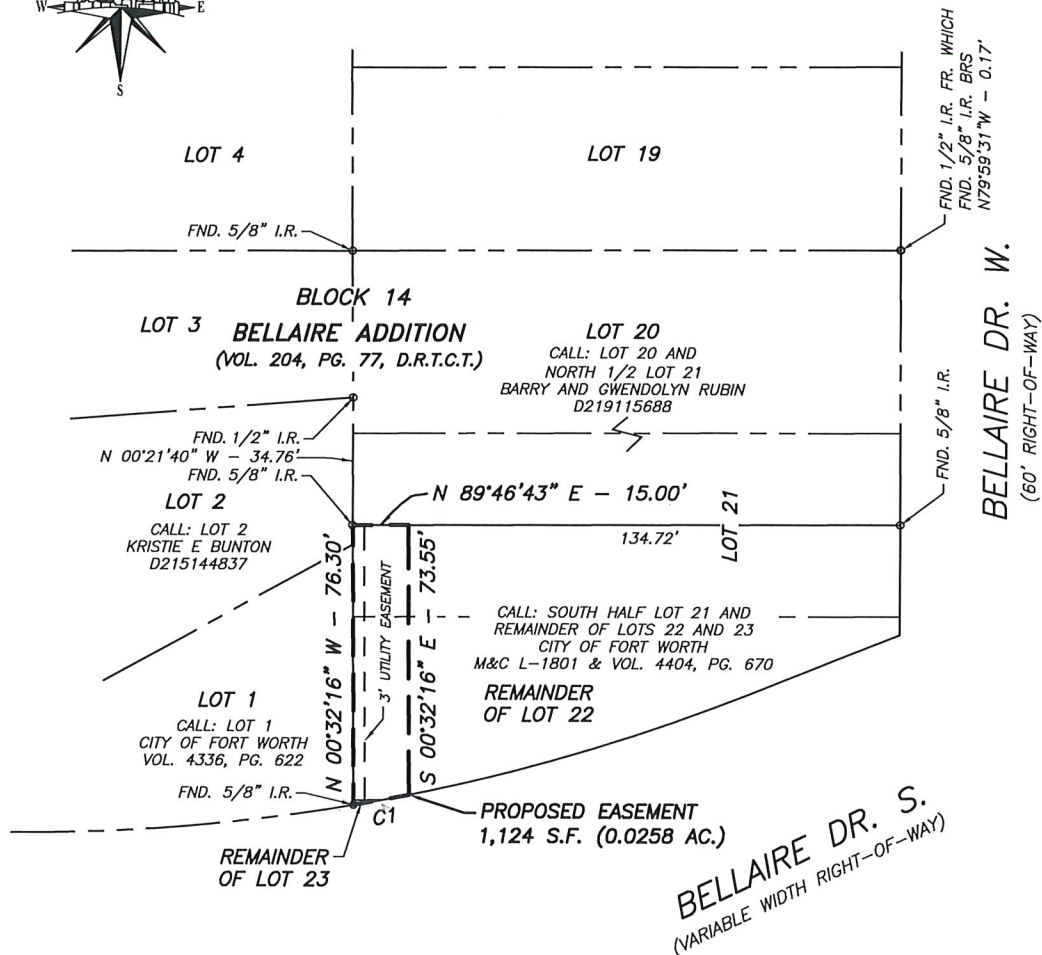
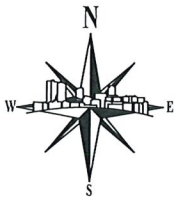
DATE



LAND SURVEYING SERVICES  
TRANSPORTATION AND PUBLIC WORKS

CITY OF FORT WORTH \* 8851 CAMP BOWIE WEST BLVD. \* FORT WORTH, TEXAS 76116  
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.24'	536.13'	1°37'42"	S 79°23'03" W	15.24'

#### NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GROUND AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED, AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0001258321.
2. EASEMENTS AND ENCUMBRANCES WHICH ARE NOT RECORDED IN PUBLIC RECORDS AND CANNOT BE DETERMINED BY THIS SURVEY MAY EXIST AND ENCUMBER TRACT SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE SCHEDULE A OR B.

#### LEGEND

———	BOUNDARY LINE
———	ADJOINING/LOT LINE
———	PROPOSED EASEMENT LINE
———	EXISTING EASEMENT LINE



TRANSPORTATION & PUBLIC WORKS  
SURVEY SERVICES

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*Stuart Warnock*

4/7/2020

STUART L. WARNOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6579

**EXHIBIT B**  
**SANITARY SEWER EASEMENT**  
**0.0258 ACRES**  
**A. VOGT SURVEY A-1586**  
**FORT WORTH**  
**TARRANT COUNTY, TX**



JOB: 3236 BELLAIRE ESMT DRAWN BY: SLW DATE: 4-7-20 R3