



SCALE: 1" = 20'
0' 10' 20'

FROM WHICH A 1/2" IRF
FOR THE NWC OF LOT 422
AND THE NEC OF LOT 421
BEARS N76°47'05"W, 150.13'

ARLINGTON AVENUE
(CALLED 60' R.O.W.)
(VOLUME 63, PAGE 9, P.R.T.C.T.)

S76°47'05"E (55.6')
55.65'

5/8" IRF

LOT 424

**LOT 425
BLOCK 15**

1-STORY
CONCRETE/STUCCO
BUILDING

EVANS AVENUE
(CALLED 80' R.O.W.)
(VOLUME 63, PAGE 9, P.R.T.C.T.)

13' ALLEY EASEMENT
VOLUME 302, PAGE 516
D.R.T.C.T.

FROM WHICH A 1/2" CIRF "PROLINE"
FOR THE NWC OF LOT 405,
THE NEC OF LOT 406,
THE SEC OF LOT 419,
AND THE SWC OF LOT 420
BEARS N76°53'53"W, 250.21'

LOT 401

LOT 400

13' ALLEY EASEMENT
VOLUME 302, PAGE 516
D.R.T.C.T.

N76°53'53"W 86.52'

1-STORY
BRICK
BUILDING

LOT 399

SCHEDULE B NOTES:

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE T-7, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2200107FW, ISSUED JANUARY 19, 2022. SCHEDULE B EXCEPTIONS ARE AS SHOWN AND/OR NOTED BELOW:

- 10g SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE NO. 71-100, ENTITLED AIRPORT ZONING ORDINANCE OF THE DALLAS-FORT WORTH REGIONAL AIRPORT, FILED SEPTEMBER 1, 1982, RECORDED IN VOLUME 7349, PAGE 1106, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
- 10h EASEMENT FROM: A.W. WALKER TO: THE PUBLIC, DATED JANUARY 6, 1909 AS RECORDED IN VOLUME 302, PAGE 516, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. IS LOCATED AS SHOWN HEREON.



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 25, 2022.

FORREST C. NANCE, R.P.L.S. NO. 6809

BOUNDARY SURVEY

**LOT 425, BLOCK 15
HYDE PARK ADDITION**
AN ADDITION TO THE
CITY OF FORTH WORTH
TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT THEREOF
RECORDED IN
VOLUME 63, PAGE 9, P.R.T.C.T.

DRAWN BY: FCN

DATE: 01/27/2022

SHEET: 1 OF 1

FILE: BO_HK_2200 EVANS_20220125

GENERAL NOTES

- ORIGINAL DOCUMENT SIZE: 11" X 17"
- ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0305L, REVISED MARCH 21, 2019, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- IRF = IRON ROD FOUND
- ADDRESS IS 2200 EVANS AVENUE, FORT WORTH, TEXAS.
- 13' RIGHT-OF-WAY AS SHOWN HEREON IS BASED ON CITY OF FORT WORTH DEPARTMENT OF ENGINEERING PLANS, SEWER PROJECT NO. PS46-30460410180 FOR LINE L-3737, RECORD DRAWINGS DATED 8/24/2008. THIS SURVEYOR WAS UNABLE TO LOCATE A DOCUMENT Dedicating THE AREA SHOWN AS 13' RIGHT-OF-WAY.

LEGEND

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|--|-----------------------|--|--------------------------|
| | SUBJECT PROPERTY LINE | | IRF (AS NOTED) |
| | ADJOINER LINE | | 1/2" CIRS "TOPOGRAPHIC" |
| | EASEMENT | | LIGHT POLE |
| | OVERHEAD ELECTRIC | | UTILITY POLE |
| | ASPHALT PAVEMENT | | GUY WIRE |
| | WOOD FENCE | | ELECTRIC METER |
| | CHAIN LINK FENCE | | WATER METER |
| | CONCRETE | | IRRIGATION CONTROL VALVE |
| | CONCRETE WALL | | STORM DRAIN MANHOLE |
| | | | SIGN |
| | | | COVERED AREA |