

LIPSCOMB STREET

( 80' R/W )

10.5' CURB

4' SIDEWALK

NORTH

SOUTH 50.00'

WEST CANTLEY STREET

( 60' R/W )

BLOCK 6

LOT 7

LOT 18

BLOCK 6

LOT 17

LOT 16

LOT 15

BLOCK 6

LOT 14

LOT 13

EAST 150.00'

ADJACENT 1 STORY CINDER BLOCK & METAL BUILDING

LOT 8

1 STORY  
CINDER BLOCK  
& METAL FACE  
UTILITY BUILDING

LOT 9

1 STORY  
METAL &  
CINDER BLOCK  
BUILDING

LOT 10

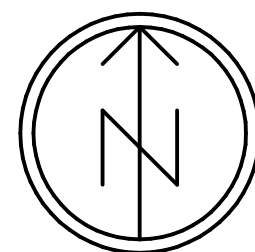
LOT 11

WEST 150.00'

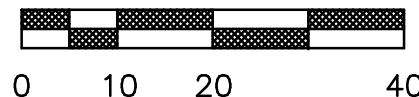
ADJACENT WOOD RESIDENCE

LOT 12

BLOCK 6



SCALE: 1" = 20'



LEGEND:

LS = LANDSCAPE AREA  
NP = NO PARKING SIGN  
CF = CHAIN LINK FENCE  
MF = METAL FENCE  
WF = WOOD FENCE  
CW = 0.7' CINDER BLOCK WALL  
CC = COVERED CONCRETE  
PP = POWER POLE  
TR = TELEPHONE RISER

8 = PARKING SPACE COUNT

The Basis of Bearings used to prepare this survey is an assumed bearing of Due North along the East right-of-way line of Lipscomb Street.

Controlling Monuments:  
1/2" steel rod at the NW corner of Lot 8, Block 6  
1/2" steel rod at the NE corner of Lot 8, Block 6

This survey was prepared without the benefit of a title commitment. A search of the public records might disclose easements or other matters which could affect the subject property.

LEGAL DESCRIPTION

Lots 8, 9, 10 and 11, Block 6, SOUTH HEMPHILL HIEGHTS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 132, Plat Records, Tarrant County, Texas.

Street Address: 2729 Lipscomb Street Fort Worth, Texas 76110

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:  
Zone X Community 480596 Panel 0305-L Eff. Date 3-21-19

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: May 28, 2020

Job No. 11916-20  
F.B. 388, P. 81

*John A. Grant III*  
JOHN A. GRANT, III  
Registered Professional Land Surveyor 4151



TRACT AREA  
30,000 Square Feet  
0.6887 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners  
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131  
Firm Registration No. 100919-00