

CERTIFICATE  
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 21-0001

GP No. 0520-11-2384385

NOTE  
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

NOTE  
A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0280 K, MAP EFFECTIVE SEPTEMBER 25, 2009

BASE OF BEARINGS: WEST BOUNDARY LINE OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED VOL. 1019, PG. 27, D.R.T.C.T.

IPF DENOTES IRON PIPE FOUND  
IRS DENOTES IRON ROD FOUND  
W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT

\* UNDERGROUND UTILITIES \*  
UTILITIES SHOWN HEREON ARE BASED ON VISIBLE, ABOVE-GROUND APURTENANCES OBSERVED BY SURVEYOR AT THE TIME OF SURVEY. SURVEYOR HAS NOT REQUESTED THE MARKING OF UNDERGROUND UTILITIES. INTERESTED PARTIES SHOULD CONTACT 1-800-DIG-TESS TO HAVE UTILITIES MARKED BEFORE DESIGNING OR CONSTRUCTING ANY IMPROVEMENTS ON THIS SITE.

\* CITY BENCHMARK \*  
CITY OF FORT WORTH MONUMENT No. 6536 BEING A BRONZE DISK SET IN CENTER OF CONC. HEADWALL TO 5' X 4' BOX CULVERT ON NORTH SIDE OF HWY. 80 APPROX. @ 2719 HWY. 80 (CAMP BOWIE WEST).  
ELEV. = 750.15

LEGAL DESCRIPTION

BEING all of Lots 7 through 14 and the remainder of Lots 15 through 20, Block 2, Westland Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 1019, Page 27 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found at the Northeast corner of said Block 2, lying in the South right-of-way line of Richland Street (a called 50-foot wide right-of-way), at its intersection with the West right-of-way line of Kenwood Avenue (a called 50-foot wide right-of-way);

THENCE S 00° 12' 34" E, 487.82 feet along the East boundary line of said Block 2 with the said West right-of-way line of Kenwood Avenue to a 1/2-inch iron rod found in the North right-of-way line of Camp Bowie West Boulevard (U.S. Highway 580, a variable width right-of-way), as described in deed to Tarrant County, recorded in Volume 1396, Page 395 of the Deed Records of Tarrant County, Texas;

THENCE along the said North right-of-way line of Camp Bowie West Boulevard as follows:

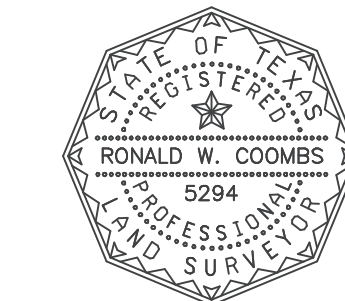
SOUTHWESTERLY, 94.81 feet along a Curve to the Left, having a radius of 2864.90 feet, a central angle of 01° 53' 46" and a chord bearing S 69° 56' 08" W, 94.81 feet to a Texas Department of Transportation monument found at the End of said Curve;

S 68° 59' 14" W, 236.65 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the West boundary line of Lot 20, aforesaid Block 2, being the East boundary line of Lot 21, said Block 2 and from which a 1/2-inch iron rod found with plastic cap stamped "GSI" bears S 68° 59' 14" W, 110.87 feet;

THENCE NORTH, at 254.83 feet passing a 3/8-inch iron rod found at the Southeast corner of Lot 29, said Block 2 and at 325.33 feet passing a 3/8-inch iron rod found at the Northeast corner of said Lot 29 and continuing in all a total distance of 606.57 feet to a 5/8-inch iron rod found at the Northwest corner of aforesaid Lot 7, being the Northeast corner of Lot 6, said Block 2 and lying in the aforesaid South right-of-way line of Richland Street;

THENCE S 89° 44' 45" E, 308.19 feet along the North boundary line of said block 2 with the said South right-of-way line of Richland Street to the PLACE OF BEGINNING, containing 3.879 acres of land.

D = 1°53'46"  
R = 2864.90'  
L = 94.81'  
S 69°56'08"W  
L = 94.8' (deed)



SURVEYED ON THE GROUND  
JANUARY 8, 2021

RONALD W. COOMBS  
5294  
STATE OF TEXAS No. 5294

Boundary & Topographic Survey plat of  
LOTS 7-14 AND THE REMAINDER OF  
LOTS 15-20, BLOCK 2  
WESTLAND ADDITION  
an addition to the City of Fort Worth,  
Tarrant County, Texas  
according to the Plat recorded in  
Volume 1019, Page 27  
Deed Records, Tarrant County, Texas.

