

Q. BONES ADDITION

⊕ BENCHMARK ELEV. 665.46
10' CUT ON 10' INLET, EAST SIDE OF SOUTH MAIN STREET @ SOUTHWEST CORNER OF THE CENTER BUILDING (2209 S. MAIN STREET)

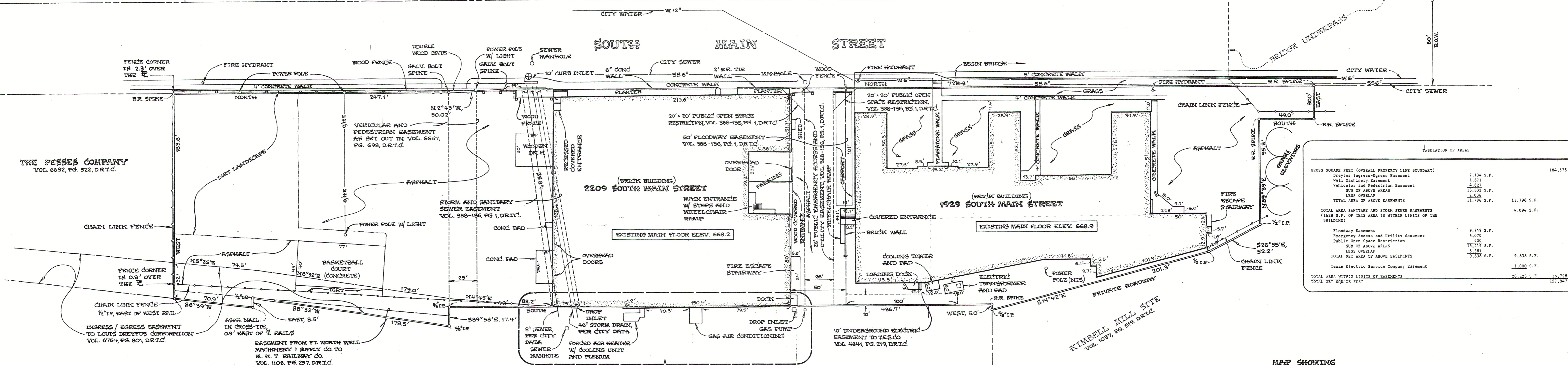
PRODUCER'S GRAIN CORPORATION ADDITION

BLOCK 2

BLOCK 3

LOT 1
BLOCK 1

0 10 20 30 60 90 120
SCALE: 1"=30'

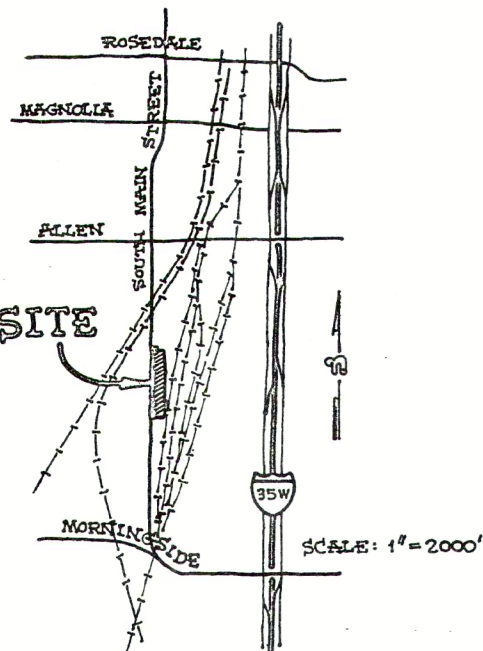
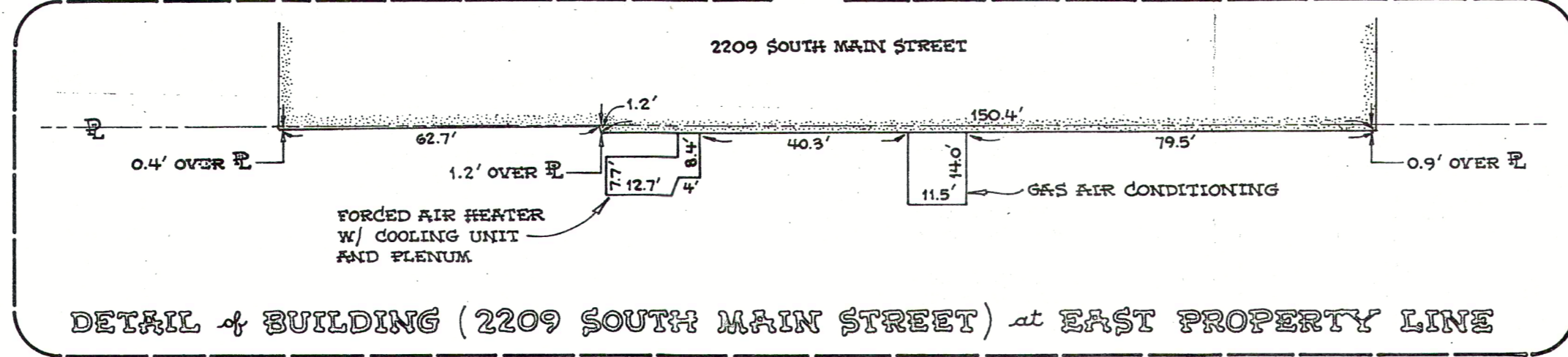


Tabulation of Areas

GROSS SQUARE FEET (OVERALL PROPERTY LINE BOUNDARY)	184,575 S.F.
Drayfus Ingress-Egress Easement	7,134 S.F.
Wall Machinery Easement	1,071 S.F.
Particular and Pedestrian Easement	4,822 S.F.
SUN OF ABOVE AREAS	13,837 S.F.
LESS OVERLAP	2,028 S.F.
TOTAL AREA OF ABOVE EASEMENTS	11,796 S.F.
TOTAL AREA SANITARY AND STORM SEWER EASEMENTS (1628 S.F. OF THIS AREA IS WITHIN LIMITS OF THE BUILDING)	4,094 S.F.
Floodway Easement	9,749 S.F.
Emergency Access and Utility Easement	5,070 S.F.
Public Open Space Restriction	400 S.F.
SUN OF ABOVE AREAS	15,219 S.F.
LESS OVERLAP	5,381 S.F.
TOTAL NET AREA OF ABOVE EASEMENTS	9,838 S.F.
Texas Electric Service Company Easement	1,000 S.F.
TOTAL AREA WITHIN LIMITS OF EASEMENTS	26,128 S.F.
TOTAL NET SQUARE FEET	137,947 S.F.

NOTE:

- NO PART OF THIS PROPERTY IS IN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FORT WORTH, PREPARED BY THE FEDERAL INSURANCE ADMINISTRATION, HOWEVER A LOCAL DRAINAGE CONDITION DICTATES THAT THE FLOODWAY EASEMENT SHOWN ON THE DEDICATED PLAT AND THE FUTURE MINIMUM FLOOR LEVEL ELEVATION OF 669.1 FEET MUST BE ADHERED TO.
- IN 1928, CITY OF FORT WORTH ORDINANCE NO. 440 (RECORDED IN VOL. 1023, PG. 54, D.R.T.C.) ESTABLISHED A 10' BUILDING LINE ALONG THE EAST LINE OF SOUTH MAIN STREET. SUBSEQUENTLY, IN 1932 THE CITY ACQUIRED A 10' WIDE STRIP OF LAND OFF OF THE WEST LINE OF THIS PROPERTY APPARENTLY OBLITERATING THE 10' BUILDING LINE. IF IT IS DETERMINED THAT THE BUILDING LINE MOVED WITH THE NEW PROPERTY LINE, THE AREA BETWEEN THE BUILDING LINE AND THE WEST PROPERTY LINE IS 10,234 SQUARE FEET. HOWEVER, IF IT IS DETERMINED THAT THE BUILDING LINE DID NOT MOVE WITH THE NEW PROPERTY LINE, THE ORDINANCE SHALL BE DEEMED NOT APPLICABLE.



CERTIFICATE

I certify that this survey was made on the ground under my supervision on December 22, 1986 through January 7, 1987, and except as shown, there are no visible discrepancies, conflicts, encroachments, overlapping or improvements, violation of building or set back lines, fences, evidence of abandoned fences, ponds, creeks, streams, rivers, officially designated 100 year flood plains or flood prone areas. (See Note), canals, ditches, easements, roads or rights-of-way, and that the tabulated areas are correct.

DATE: Jan 8, 1987
 J. B. Davies, Jr.
 Registered Public Surveyor No. 931

MAP SHOWING
BLOCK A
 THE CENTER FOUNDATION ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH
 AS SHOWN BY PLAT RECORDED IN VOL. 388-136, PG. 1,
 DEED RECORDS OF TARRANT COUNTY

FORT WORTH, TARRANT COUNTY, TEXAS

9 JANUARY 87

J. B. DAVIES and COMPANY
 ENGINEERS / SURVEYORS
 FORT WORTH, TEXAS

LOCATION MAP