

BEING a tract of land situated in the John Davis Survey, Abstract No. 418, City of Fort Worth, Tarrant County, Texas, and being all of a 15 foot wide alley as dedicated in the plat of Graham Park Addition, as recorded in Volume 309, Page 23 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of Lot 44, Block 8 of said Graham Park Addition, same being the east end of the northerly terminus of said alley, also being on the southerly right-of-way line of E. Maddox Ave., a variable width right-of-way;

THENCE South 00°11'45" West, departing the southerly right-of-way line of said E. Maddox Ave., and along the westerly line of Lots 23-44, said Block 8 and the easterly line of said alley, a distance of 560.00 feet to the southwest corner of said Lot 23, Block 8, same being the east end of the southerly terminus of said alley, and being on the northerly right-of-way line of Elmwood Ave., formerly known as Springer Ave., a 60 foot wide right-of-way;

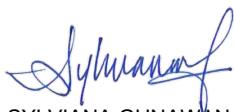
THENCE North 89°53'41" West, along the southerly terminus of said alley and the northerly right-of-way line of said Elmwood Ave., a distance of 15.00 feet to the southeast corner of Lot 22, said Block 8, same being the west end of the southerly terminus of said alley;

THENCE North 00°11'45" East, departing the northerly right-of-way line of said Elmwood Ave., and along the easterly line of Lots 1-22, said Block 8, and the westerly line of said alley, a distance of 560.00 feet to the northeast corner of Lot 1, Block 8, same being the west end of the northerly terminus of said alley, also being on the southerly right-of-way line of said E. Maddox Ave.;

THENCE South 89°53'41" East, along the northerly terminus of said alley and the southerly right-of-way line of said E. Maddox Ave. a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.193 of an acre (8,400 square feet) of land, more or less.

15' ALLEY
BLOCK 8,

GRAHAM PARK ADDITION
JOHN DAVIS SURVEY, ABSTRACT NO. 418
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS



SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com



Kimley»»Horn

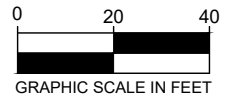
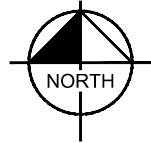
6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	1/4/2021	064424908	1 OF 2

E. MADDOX AVE.

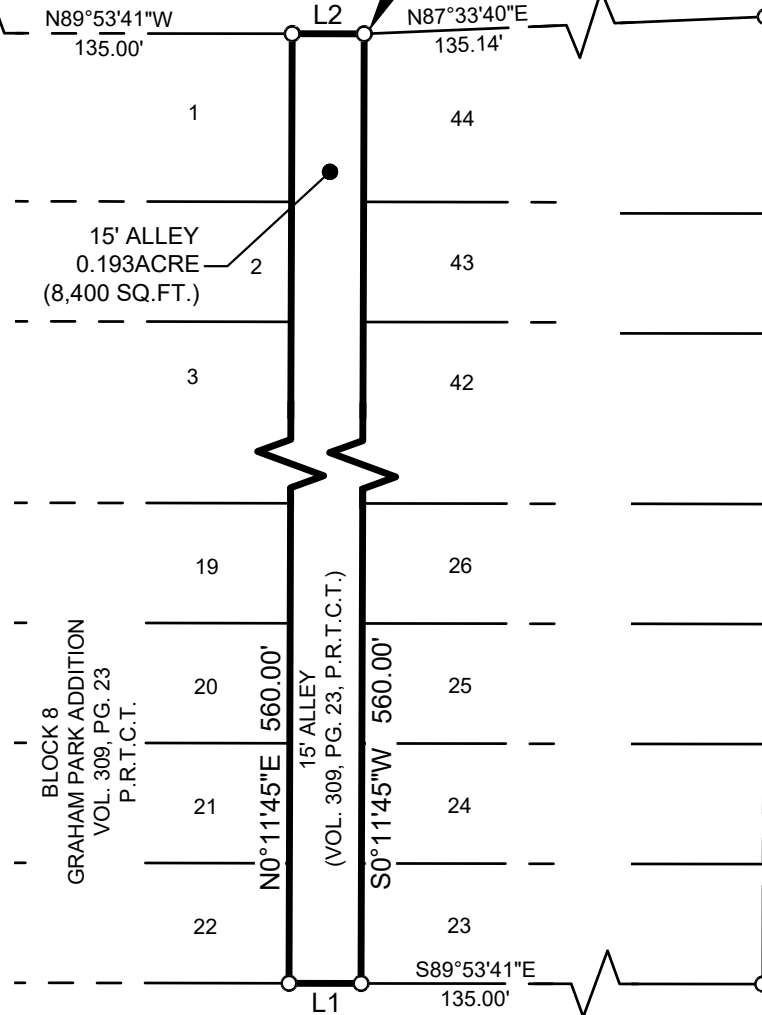
(VARIABLE WIDTH R.O.W.)



P.O.B.

XF BEARS
S 36°41'46" W 0.39'

H STREET
(50' R.O.W.)
(VOL. 309, PG. 23, P.R.T.C.T.)



DUVAL STREET
(F.K.A. K STREET) (50' R.O.W.)
(VOL. 309, PG. 23, P.R.T.C.T.)

NOTES

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
XF = "X" CUT FOUND
P.R.D.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
F.K.A. = FORMERLY KNOWN AS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°53'41"W	15.00'
L2	S89°53'41"E	15.00'

ELMWOOD AVE.

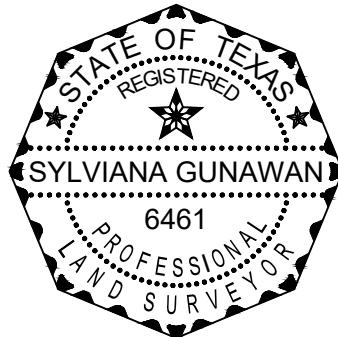
(F.K.A. SPRINGER AVE.) (60' R.O.W.)
(VOL. 309, PG. 23, P.R.T.C.T.)

15' ALLEY
BLOCK 8,

GRAHAM PARK ADDITION

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CDS	KHA	1/4/2021	064424908	2 OF 2