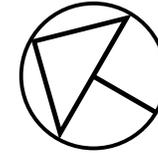


NOTES:

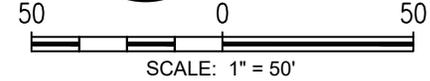
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- THE BOUNDARY SHOWN HEREON IS APPROXIMATE AND DEPICTED FOR REFERENCE ONLY. THIS EXHIBIT SHALL NOT BE RELIED UPON AS A FINAL SURVEY DOCUMENT.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
- C.M. CONTROLLING MONUMENT

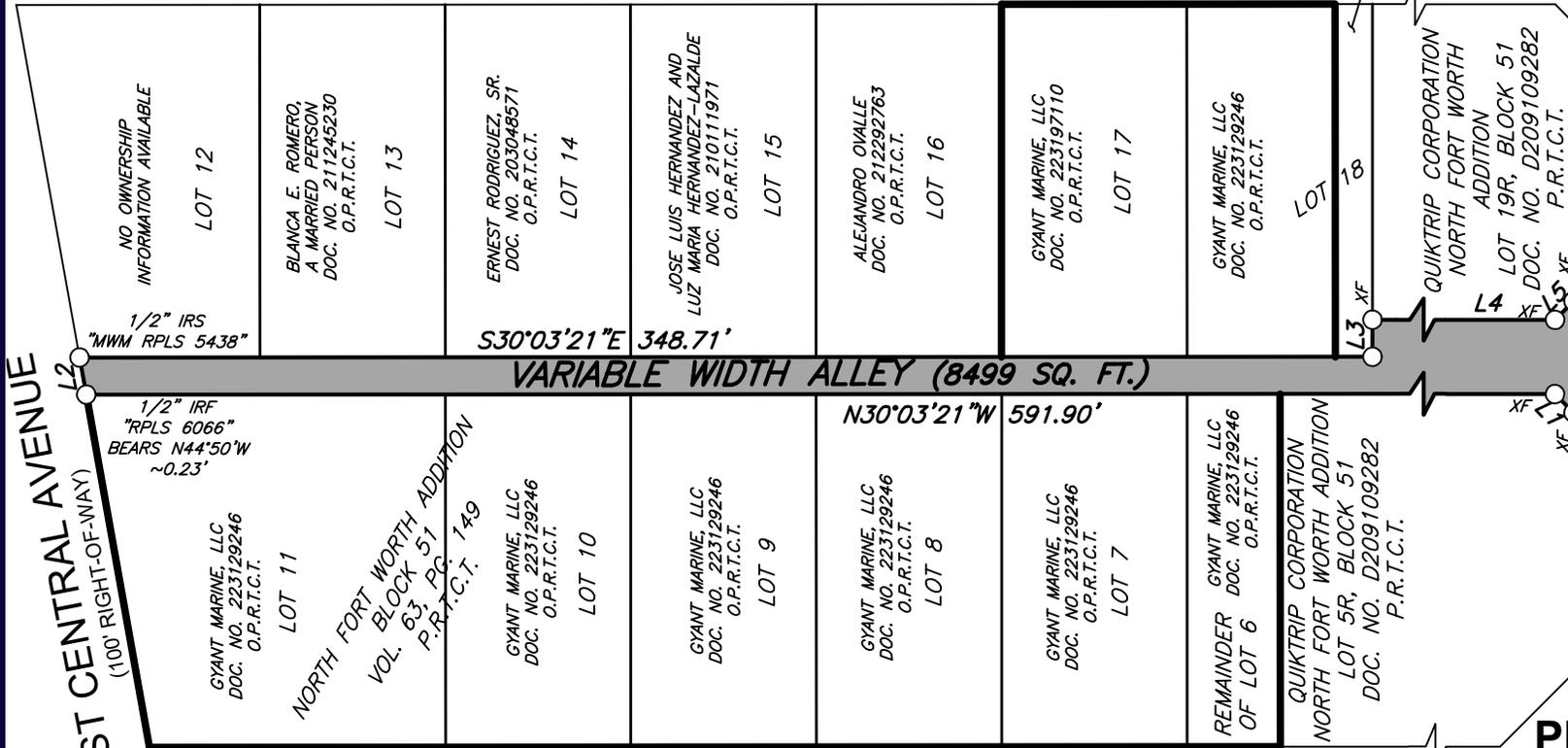


NORTH



NORTH COMMERCE STREET

(70' RIGHT-OF-WAY)



POINT OF BEGINNING

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/30/2025

RPLS No. 6443

ALLEY ABANDONMENT EXHIBIT
 8499 SQ. FT. TRACT SITUATED IN THE J. BAUGH SURVEY, ABSTRACT NO. 115 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FIELD BY: DJT	DATE: 06/30/2025
DRAWN BY: DJT	REV:
CHECKED BY: MNP	REV:
JOB NO. 2023-31-41	REV:
SHEET 1 OF 2	REV:



Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPELS Firm No. 10194766
 Contact: Mark Peeples, R.P.L.S.

PROPERTY DESCRIPTION:

BEING A 8499 SQUARE FOOT TRACT OF LAND SITUATED IN THE J. BAUGH SURVEY, ABSTRACT NO. 115, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, PART OF SAID TRACT OF LAND BEING DESCRIBED AS A 10-FOOT ALLEY IN NORTH FORT WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME (VOL.) 63, PAGE (PG.) 149, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND PART OF SAID TRACT OF LAND BEING DESCRIBED AS BOTH 10-FOOT RIGHT-OF-WAY DEDICATION AND 5-FOOT BY 5-FOOT RIGHT-OF-WAY DEDICATION IN NORTH FORT WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER (DOC. NO.) 209109282, P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT FOUND FOR THE SOUTH CORNER OF SAID 5-FOOT BY 5-FOOT RIGHT-OF-WAY DEDICATION, SAID POINT BEING SOUTHERN MOST EAST CORNER OF LOT 5R, BLOCK 51 OF SAID SECOND REFERENCED NORTH FORT WORTH ADDITION, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF EAST NORTHSIDE DRIVE (A 90-FOOT PUBLIC RIGHT-OF-WAY);

THENCE, NORTH 14 DEGREES 56 MINUTES 19 SECONDS EAST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST NORTHSIDE DRIVE, WITH THE EAST LINE OF SAID LOT 5R, A DISTANCE OF 7.07 TO AN X-CUT FOUND FOR THE NORTH CORNER OF SAID 5-FOOT BY 5-FOOT RIGHT-OF-WAY DEDICATION, SAID POINT BEING THE EAST CORNER OF SAID LOT 5R;

THENCE, NORTH 30 DEGREES 03 MINUTES 21 SECONDS WEST, WITH THE NORTHEAST LINE OF SAID LOT 5R, A DISTANCE OF 591.90 FEET TO A POINT FOR THE WEST CORNER OF SAID 10-FOOT ALLEY FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6066" BEARS NORTH 44 DEGREES 50 MINUTES WEST, A DISTANCE OF 0.23 FEET, SAID POINT BEING THE NORTH CORNER OF LOT 11, BLOCK 51 OF SAID FIRST REFERENCED NORTH FORT WORTH ADDITION AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST CENTRAL AVENUE (A 100-FOOT PUBLIC RIGHT-OF-WAY);

THENCE, NORTH 49 DEGREES 47 MINUTES 15 SECONDS EAST, DEPARTING THE NORTHEAST LINE OF SAID LOT 11, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CENTRAL AVENUE, A DISTANCE OF 10.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MWM RPLS 5438" SET FOR THE NORTH CORNER OF SAID 10-FOOT ALLEY, SAID POINT BEING THE WEST CORNER OF LOT 12, BLOCK 51 OF SAID FIRST REFERENCED NORTH FORT WORTH ADDITION;

THENCE, SOUTH 30 DEGREES 03 MINUTES 21 SECONDS EAST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CENTRAL AVENUE, WITH THE SOUTHWEST LINE OF SAID LOT 12, A DISTANCE OF 348.71 FEET TO POINT FOR THE WEST CORNER OF SAID 10-FOOT RIGHT-OF-WAY DEDICATION, SAID POINT BEING THE SOUTH CORNER OF LOT 18, BLOCK 51 OF SAID FIRST REFERENCED NORTH FORT WORTH ADDITION, AND BEING THE SOUTH CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO QUIKTRIP CORPORATION IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 209021596, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.),

THENCE, NORTH 59 DEGREES 56 MINUTES 39 SECONDS EAST, DEPARTING THE SOUTHWEST LINE OF SAID LOT 18, WITH THE SOUTHEAST LINE OF SAID LOT 18, A DISTANCE OF 9.98 FEET TO AN X-CUT FOUND FOR THE NORTH CORNER OF SAID 10-FOOT RIGHT-OF-WAY DEDICATION, SAID POINT BEING THE WEST CORNER OF LOT 19R, BLOCK 51 OF SAID SECOND REFERENCED NORTH FORT WORTH ADDITION;

THENCE, SOUTH 30 DEGREES 03 MINUTES 21 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID LOT 18, WITH THE SOUTHWEST LINE OF SAID LOT 19R, A DISTANCE OF 245.01 FEET TO AN X-CUT FOUND FOR AN INTERIOR CORNER OF SAID 10-FOOT RIGHT-OF-WAY DEDICATION, SAID POINT BEING THE WESTERNMOST SOUTH CORNER OF SAID LOT 19R;

THENCE, SOUTH 75 DEGREES 10 MINUTES 01 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 19R, A DISTANCE OF 7.06 FEET TO AN X-CUT FOUND FOR THE EAST CORNER OF SAID 10-FOOT RIGHT-OF-WAY DEDICATION, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 19R, AND LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST NORTHSIDE DRIVE;

THENCE, SOUTH 59 DEGREES 58 MINUTES 07 SECONDS WEST, DEPARTING THE SOUTH LINE OF SAID LOT 19R, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST NORTHSIDE DRIVE, A DISTANCE OF 29.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 8499 SQUARE FEET OF LAND, MORE OR LESS.

ALLEY
ABANDONMENT
EXHIBIT
8499 SQ. FT. TRACT
SITUATED IN THE J. BAUGH
SURVEY,
ABSTRACT NO. 115
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

PRELIMINARY

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RPLS No. 6443

Line Data Table

Line #	Bearing	Distance
L1	N14°56'19"E	7.07'
L2	N49°47'15"E	10.16'
L3	N59°56'39"E	9.98'
L4	S30°03'21"E	245.01'
L5	S75°10'01"E	7.06'
L6	S59°58'07"W	29.99'

FIELD BY:	DJT	DATE:	06/30/2025
DRAWN BY:	DJT	REV:	
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SHEET 2 OF 2		REV:	



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