

**ORDINANCE NO. 27257-10-2024**

**AN ORDINANCE VACATING AND EXTINGUISHING A PORTION OF A VARIABLE WIDTH RIGHT OF WAY KNOWN AS COCKRELL AVENUE AND A PORTION OF A TWELVE FOOT WIDE ALLEY, EACH SITUATED IN THE WADE H. HUDSON SURVEY, ABSTRACT NUMBER 717, IN THE FOREST PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 310, PAGE 49 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, CONTAINING APPROXIMATELY 19,634 SQUARE FEET OR 0.4507 ACRES OF LAND FOR THE RIGHT OF WAY, AND 6,099 SQUARE FEET OR 0.1400 ACRES OF LAND FOR THE ALLEY; PROVIDING THAT THE CITY SHALL RETAIN ALL EXISTING UTILITY EASEMENTS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

**SECTION 1.**

That a portion of Cockrell Avenue, a variable width public right of way, situated in the Wade H. Hudson Survey, Abstract No. 717, in the Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas, and containing approximately 19,634 square feet, or 0.4507 acres of land, and as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference, be and the same is vacated and extinguished.

**SECTION 2.**

That a portion of a twelve-foot-wide alley, being a tract of land situated in the Wade H. Hudson Survey, Abstract No. 717, in the Forest Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas, and containing approximately 6,099 square feet, or

0.1400 acres of land, and as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference, be and the same is vacated and extinguished.

**SECTION 3.**

That the easements to the land in the above-described vacated street right of way and alley are hereby released and shall revert to the adjacent owner as provided by law.

**SECTION 4.**

All existing utility easements be shall be retained by the City until such time all utilities located in the easements are relocated at the owner's expense.

**SECTION 5.**

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6.**

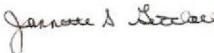
That this ordinance shall take effect upon adoption.

**APPROVED AS TO FORM AND LEGALITY:**

  
Richard McCracken (Dec 3, 2024 14:39 CST)

Assistant City Attorney

**CITY SECRETARY**



Jannette S. Goodall  
City Secretary

ADOPTED AND EFFECTIVE: October 29, 2024



## LEGAL DESCRIPTION

### RIGHT-OF-WAY ABANDONMENT

**BEING** a 0.1400 acre (6,099 square foot) tract of land situated in the Wade H. Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas; said tract being all of that 12' alley dedicated in Block 12, Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the intersection of the west right-of-way of the said 12' alley and the north right-of-way line of W Berry Street (a variable width right-of-way);

**THENCE** North 00°22'04" West, along the said west right-of-way line of the 12' alley, a distance of 508.19 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the said west right-of-way line of the 12' alley and the south right-of-way line of W Bowie Street (a variable width right-of-way);

**THENCE** North 89°21'50" East, along the said south right-of-way line of W Bowie Street, a distance of 12.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the east right-of-way line of the 12' alley and the said south right-of-way line of W Bowie Street; said point being the northwest corner of Lot 1, Block 9, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484 of the said Plat Records;

**THENCE** South 00°22'04" East, along the said east right-of-way line of the 12' alley, a distance of 508.21 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of the said east right-of-way line of the 12' alley and the said north right-of-way line of W Berry Street; from said point a 3/8-inch iron rod found for the southeast corner of Lot 11 of said Block 12 bears North 86°13'45" East, a distance of 125.19 feet;

**THENCE** South 89°27'05" West, along the said north right-of-way line of W Berry Street, a distance of 12.00 feet to the **POINT OF BEGINNING** and containing 6,099 square feet or 0.1400 acres of land, more or less.

## NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



RIGHT-OF-WAY ABANDONMENT  
WADE H. HUDSON SURVEY,  
ABSTRACT No. 717  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

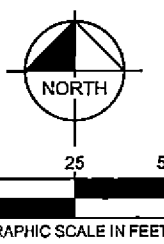
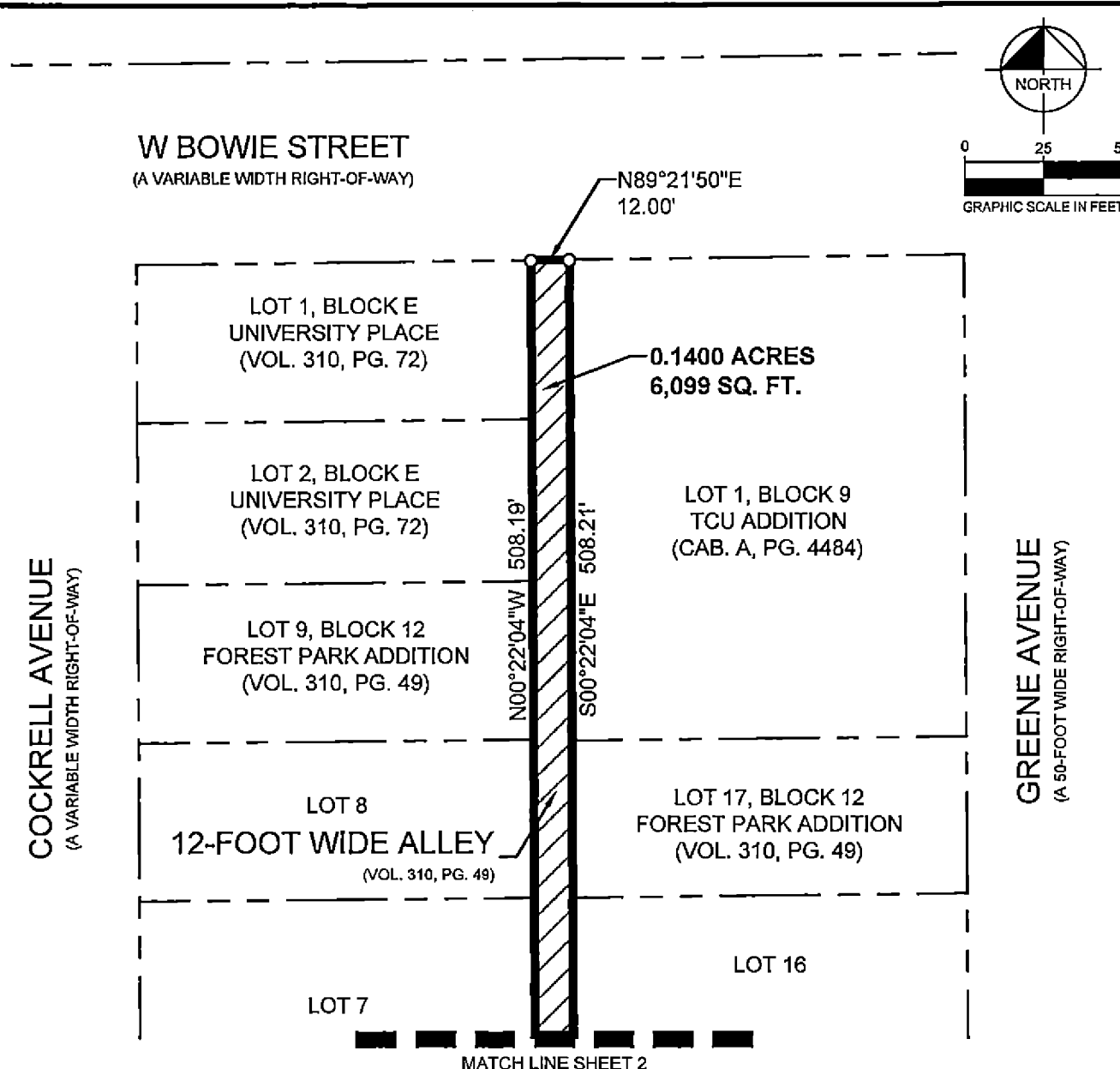
**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	7/15/2024	068598074	1 OF 3





**LEGEND**

P.O.B. = POINT OF BEGINNING

IRF = IRON ROD FOUND

**RIGHT-OF-WAY ABANDONMENT**  
**WADE H. HUDSON SURVEY,**  
**ABSTRACT No. 717**  
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**TARRANT COUNTY, TEXAS**

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Scale 1" = 50'	Drawn by GRW	Checked by MCB	Date 7/16/2024	Project No. 068588074	Sheet No. 3 OF 3
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## LEGAL DESCRIPTION

### RIGHT-OF-WAY ABANDONMENT

**BEING** a 0.4507 acre (19,634 square foot) tract of land situated in the Wade H. Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas; said tract being part of Cockrell Avenue (a variable width right-of-way) dedicated by the plat of Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "KHA" cap set at the intersection of the north right-of-way line of W Berry Street (a variable width right-of-way) and the east line of said Cockrell Avenue; from said point a 1/2-inch iron rod found at the intersection of the said north line of W Berry Street and a 12-foot wide alley in Block 12 of said Forest Park bears North 89°27'05" East, a distance of 125.00 feet;

**THENCE** North 87°44'02" West, along the said north line of W Berry Street, a distance of 60.06 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the west end of a right-of-way corner clip in the west line of said Cockrell Avenue;

**THENCE** North 44°37'54" East, along the northeast line of said corner clip, a distance of 7.07 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

**THENCE** North 00°22'04" West, along the west line of said Cockrell Avenue, a distance of 350.25 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

**THENCE** North 89°38'07" East, departing the said west line of Cockrell Avenue, a distance of 55.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the east line of said Cockrell Avenue;

**THENCE** South 00°22'04" East, along the said east line of Cockrell Avenue, a distance of 358.00 feet to the **POINT OF BEGINNING** and containing 19,634 square feet or 0.4507 acres of land, more or less.

## NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract.

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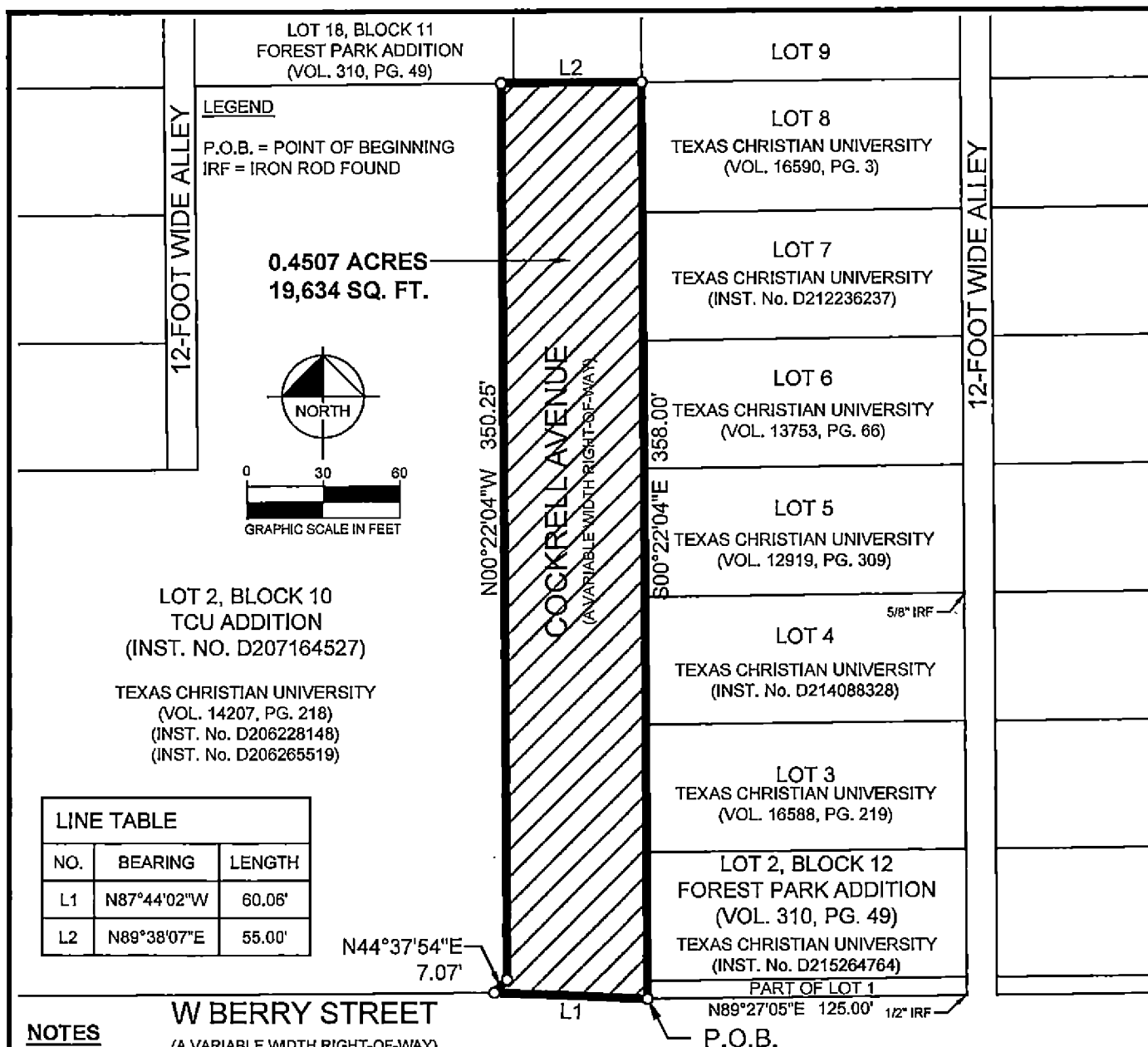
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City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 10/29/24

M&C FILE NUMBER: M&C 24-0926

LOG NAME: 06VA-24-015 AND VA-24-016 TCU VACATIONS COCKRELL AND ALLEY

## SUBJECT

(CD 9) Adopt Ordinance Vacating a Portion of Cockrell Avenue and an Alley in Block 12 Forest Park Addition Between Bowie Street and Berry Street to be Replatted with the Adjoining Property for a Mixed-Use Development on the Texas Christian University Campus

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## RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinance vacating a portion of Cockrell Avenue and an alley in block 12 Forest Park Addition between Bowie Street and Berry Street to be replatted with the adjoining property for a mixed-use development on the Texas Christian University campus; and
  2. Waive any and all purchase fee value of the vacated land in accordance with City policy.
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## DISCUSSION:

Teague Nall and Perkins, on behalf of Texas Christian University (TCU), has requested vacation of this street and alley to be replatted with the adjoining property for a mixed-use development on the TCU Campus. The City Plan Commission recommended approval of this request at its meeting on September 14, 2024. An acceptable final plat (FS-24-169) has been received in accordance with the Subdivision Ordinance.

The City of Fort Worth (City) originally obtained the above mentioned rights-of-way through plat dedication. The City does not own any fee interest in the rights-of-way or own any property adjacent to the right-of-way and did not expend any City funds to purchase the right-of-way easements. In accordance with the City's policy regarding street and alley vacation transactions approved by the City Council on March 6, 2007, Mayor and Council Communication (M&C G-15624), staff recommends waiving the fair market value or any portion thereof of purchase price of this right-of-way easement for the street and alley.

This project is located in COUNCIL DISTRICT 9.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

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## FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: D.J. Harrell 8032

Additional Information Contact: Alexander Parks 2638