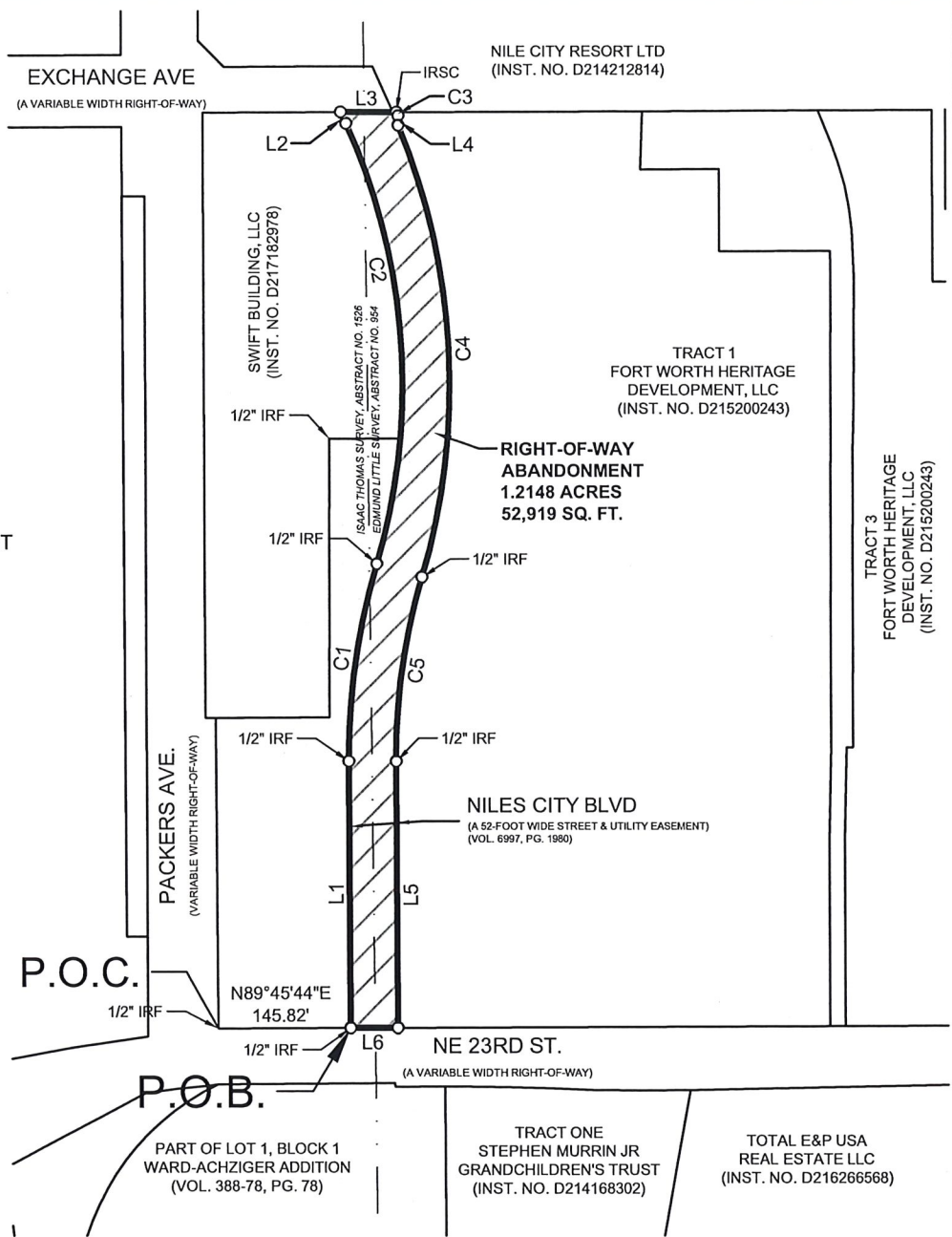


**LEGEND**

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRF = IRON ROD FOUND



**NOTES**

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

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

**RIGHT-OF-WAY ABANDONMENT  
ISAAC THOMAS SURVEY, ABSTRACT  
NO. 1526 & EDMUND LITTLE SURVEY,  
ABSTRACT NO. 954  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

*[Signature]*  
 MICHAEL C. BILLINGSLEY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6558  
 801 CHERRY STREET, UNIT 11  
 SUITE 1300  
 FORT WORTH, TEXAS 76102  
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**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.
1" = 200'	DMD	MCB	8/18/2021	061314400	3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°12'17"W	290.51'
L2	N24°18'57"W	13.79'
L3	S89°58'54"E	61.53'
L4	S00°06'06"E	10.34'
L5	S00°09'33"E	290.25'
L6	S89°55'43"W	52.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°56'49"	739.81'	218.82'	N08°17'16"E	218.02'
C2	41°19'38"	684.00'	493.37'	N03°51'25"W	482.74'
C3	0°21'14"	740.00'	4.57'	S23°24'49"E	4.57'
C4	39°16'48"	736.00'	504.57'	S02°51'24"E	494.75'
C5	17°01'06"	687.81'	204.30'	S08°12'43"W	203.55'

RIGHT-OF-WAY ABANDONMENT  
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1" = ###'	DMD	MCB	8/18/2021	061314400	4 OF 4

**LEGAL DESCRIPTION**

**RIGHT-OF-WAY ABANDONMENT**

**BEING** a 1.2148 acre (52,919 square foot) tract of land situated in the Isaac Thomas Survey, Abstract No. 1526 and the Edmund Little Survey, Abstract No. 954, City of Fort Worth, Tarrant County, Texas; said tract being part of Niles City Boulevard, a 52-foot wide right-of-way, described in Street and Utility Easement recorded in Volume 6997, Page 1980, Deed Records, Tarrant County, Texas; said tract being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found at the intersection of the north right-of-way line of NE 23rd Street (a variable width right-of-way) and the east right-of-way line of Packers Avenue ( a variable width right-of-way);

**THENCE** North 89°45'44" East, along the said north right-of-way line of NE 23rd Street, a distance of 145.82 feet to a 1/2-inch iron rod found for the **POINT OF BEGINNING** at the intersection of the said north right-of-way line of N. 23rd Street and the west right-of-way line of said Niles City Boulevard;

**THENCE** along the said west right-of-way line of Niles City Boulevard the following four (4) calls;

North 0°12'17" West, a distance of 290.51 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the right having a central angle of 16°56'49", a radius of 739.81 feet, a chord bearing and distance of North 8°17'16" East, 218.02 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 218.82 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 41°19'38", a radius of 684.00 feet, a chord bearing and distance of North 3°51'25" West, 482.74 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 493.37 feet to a point for corner;

North 24°18'57" West, a distance of 13.79 feet to a point for corner in the south right-of-way line of Exchange Avenue (a variable width right-of-way);

**THENCE** South 89°58'54" East, along the said south right-of-way line of Exchange Avenue, a distance of 61.53 feet to a 5/8-inch iron rod set at the intersection of the said south right-of-way line of Exchange Avenue and the east right-of-way line of said Niles City Boulevard; said point being at the beginning of a non-tangent curve to the right having a central angle of 0°21'14", a radius of 740.00 feet, a chord bearing and distance of South 23°24'49" East, 4.57 feet;

**THENCE** along the said east right-of-way line of Niles City Boulevard the following six (6) calls;

In a southeasterly direction, with said curve to the right, an arc distance of 4.57 feet to a point for corner;

South 0°06'06" East, a distance of 10.34 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 39°16'48", a radius of 736.00 feet, a chord bearing and distance of South 2°51'24" East, 494.75 feet;

**(CONTINUED ON SHEET 2)**

RIGHT-OF-WAY ABANDONMENT  
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In a southeasterly direction, with said curve to the right, an arc distance of 504.57 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 17°01'06", a radius of 687.81 feet, a chord bearing and distance of South 8°12'43" West, 203.55 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 204.30 feet to a point for corner;

South 0°09'33" East, a distance of 290.25 feet to a point for corner at the intersection of the said east right-of-way line of Niles City Boulevard and the north right-of-way line of NE 23rd Street;

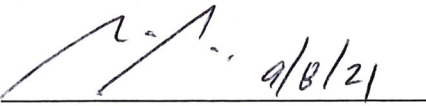
**THENCE** South 89°55'43" West, along the said north right-of-way line of NE 23rd Street, a distance of 52.00 feet to the **POINT OF BEGINNING** and containing 1.2148 acres or 52,919 square feet of land, more or less.

**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 foregoing description accurately sets out the metes and bounds of the abandonment tract.

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N/A	DMD	MCB	8/18/2021	061314400	2 OF 4