

**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  
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michael.billingsley@kimley-horn.com

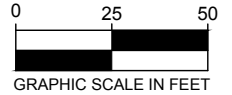


RIGHT-OF-WAY ABANDONMENT  
WADE H. HUDSON SURVEY,  
ABSTRACT No. 717  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**Kimley»Horn**

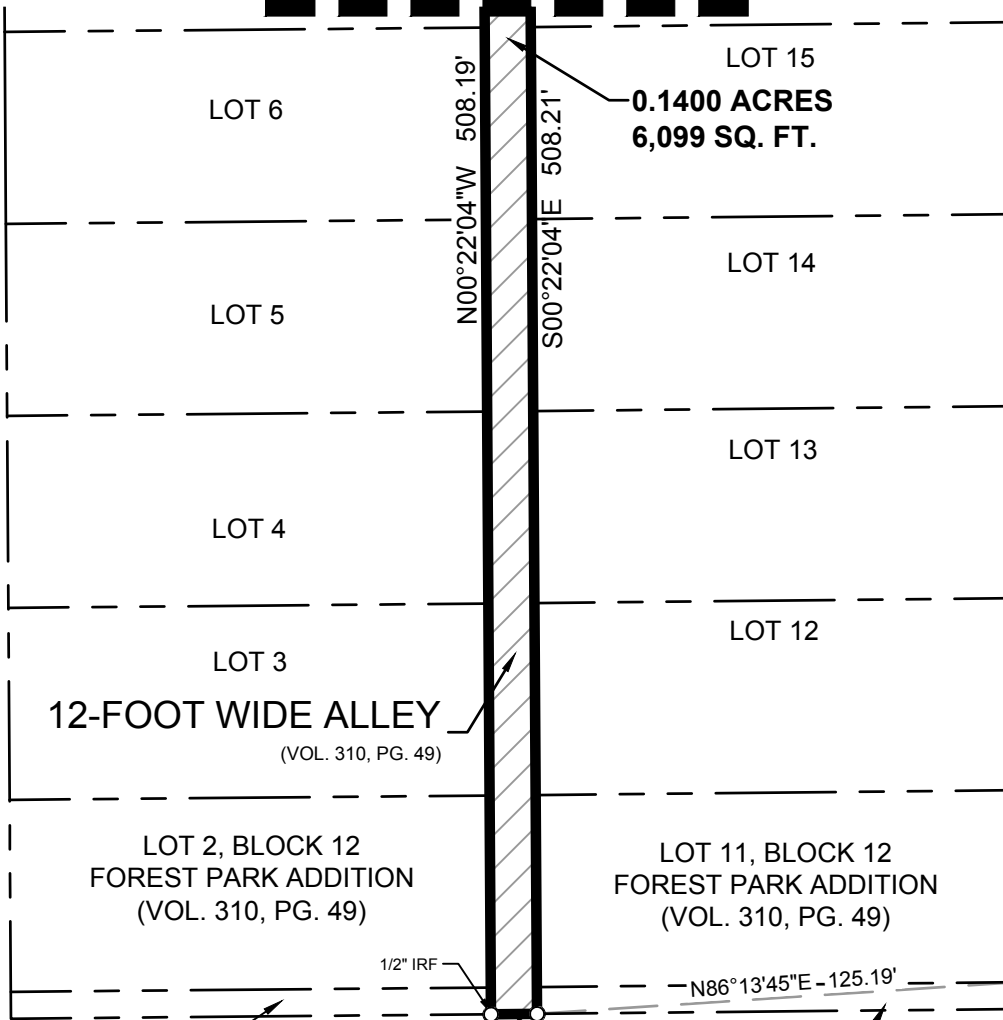
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	7/15/2024	068588074	1 OF 3



**COCKRELL AVENUE**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**GREENE AVENUE**  
(A 50-FOOT WIDE RIGHT-OF-WAY)



**W BERRY STREET**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

**LEGEND**

P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat. Corners shown hereon are 5/8-inch iron rods with "KHA" caps set unless otherwise noted.

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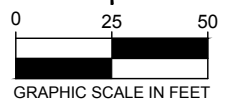


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**WADE H. HUDSON SURVEY,**  
**ABSTRACT No. 717**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

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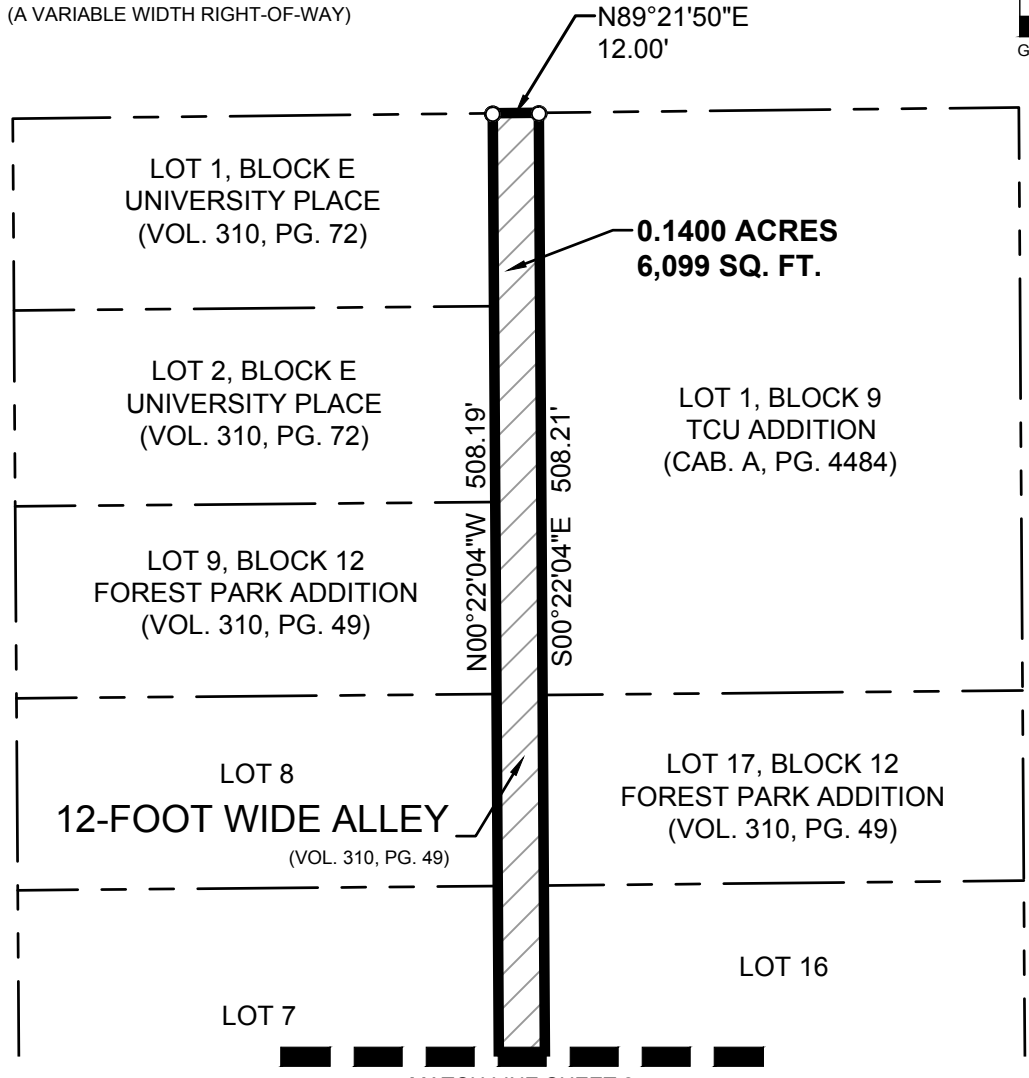
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	GRW	MCB	7/15/2024	068588074	2 OF 3



W BOWIE STREET  
(A VARIABLE WIDTH RIGHT-OF-WAY)

COCKRELL AVENUE  
(A VARIABLE WIDTH RIGHT-OF-WAY)

GREENE AVENUE  
(A 50-FOOT WIDE RIGHT-OF-WAY)



**LEGEND**

P.O.B. = POINT OF BEGINNING  
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1" = 50'	GRW	MCB	7/15/2024	068588074	3 OF 3

**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.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	7/15/2024	068588074	1 OF 2

LOT 18, BLOCK 11  
FOREST PARK ADDITION  
(VOL. 310, PG. 49)

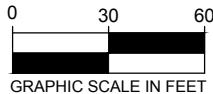
LOT 9

12-FOOT WIDE ALLEY

**LEGEND**

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IRF = IRON ROD FOUND

**0.4507 ACRES**  
**19,634 SQ. FT.**



LOT 2, BLOCK 10  
TCU ADDITION  
(INST. NO. D207164527)

TEXAS CHRISTIAN UNIVERSITY  
(VOL. 14207, PG. 218)  
(INST. No. D206228148)  
(INST. No. D206265519)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°44'02"W	60.06'
L2	N89°38'07"E	55.00'

N00°22'04"W 350.25'

**COCKRELL AVENUE**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

500°22'04"E 358.00'

12-FOOT WIDE ALLEY

LOT 8  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 16590, PG. 3)

LOT 7  
TEXAS CHRISTIAN UNIVERSITY  
(INST. No. D212236237)

LOT 6  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 13753, PG. 66)

LOT 5  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 12919, PG. 309)

LOT 4  
TEXAS CHRISTIAN UNIVERSITY  
(INST. No. D214088328)

LOT 3  
TEXAS CHRISTIAN UNIVERSITY  
(VOL. 16588, PG. 219)

LOT 2, BLOCK 12  
FOREST PARK ADDITION  
(VOL. 310, PG. 49)

TEXAS CHRISTIAN UNIVERSITY  
(INST. No. D215264764)

PART OF LOT 1

N89°27'05"E 125.00' 1/2" IRF

N44°37'54"E  
7.07'

**W BERRY STREET**

(A VARIABLE WIDTH RIGHT-OF-WAY)

L1

P.O.B.

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