

METES AND BOUNDS DESCRIPTION

BEING a 0.032 acre tract of land situated in the J.R. Montgomery Survey, Abstract Number 1030, Tarrant County, Texas in the City of Fort Worth, being all of the tract of land described in the instrument to the City of Fort Worth recorded in Volume 4050, Page 524, Deed Records of Tarrant County, Texas, being all of Lot 6 and a portion of Lot 5, Drake Subdivision of Block 2 Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 848, Page 437, Plat Records of Tarrant County, Texas, said 0.032 acre tract of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" found for the point of intersection of the west right-of-way line of Van Cliburn Way (a 50 foot wide right-of-way) with the south right-of-way line of 7th Street (a 60 foot wide right-of-way at this point);

THENCE with the south right-of-way line of 7th Street North 89° 50' 20" West a distance of 57.06 feet to the northwesterly line of that portion of the Darcy Street right-of-way abandoned by City of Fort Worth Ordinance Number 22483-10-2016, recorded in Document Number D219183029, Official Public Records of Tarrant County, Texas for the northeasterly corner of said City of Fort Worth tract;

THENCE departing the south right-of-way line of 7th Street with the northwesterly line of said abandoned portion of Darcy Street right-of-way South 63° 12' 59" West a distance of 92.07 feet to the most southerly corner of said City of Fort Worth tract;

THENCE departing the northwesterly line of said abandoned portion of Darcy Street right-of-way with the westerly line of said City of Fort Worth the following:

North 31° 37' 59" East a distance of 17.04 feet to a point;

North 00° 02' 58" East a distance of 27.19 feet to a point in the south right-of-way line of 7th Street for the northwesterly corner of said City of Fort Worth tract;

THENCE with the south right-of-way line of 7th Street South 89° 50' 20" East a distance of 73.23 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.032 acre (1,406 square feet) of land.