

EXHIBIT "A"
PUBLIC RIGHT-OF-WAY ABANDONMENT
A.J. KNAPP SURVEY, ABSTRACT NO. 922
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 1.0493 acre tract of land located in the A.J. Knapp Survey, Abstract No. 922, City of Fort Worth, Tarrant County, Texas, said 1.0493 acre tract of land being all of a 25 feet wide tract of land dedicated for street purposes, and all of Anderson Boulevard, both being dedicated by the plat of Burton Place Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-C, Page 122, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 1.0493 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument) at the northeast corner of the said 25 feet wide street dedication, same being the northwest lot corner of Lot 17-R, of the said Burton Place Addition (Cabinet A, Slide 650), said iron rod found also being on the south property line of that certain tract of land conveyed to Texas Electric Service Company, by deed thereof filed for record in Volume 5345, Page 909, Deed Records, Tarrant County, Texas (D.R.T.C.T.), from which a 1/2 inch iron rod found (Controlling Monument) at the northeast lot corner of said Lot 17-R bears South 89°53'23" East, a distance of 666.61 feet;

THENCE South 00°03'23" East, along the east line of the said 25 feet wide street dedication and along the west lot line of said Lot 17-R, a distance of 493.00 feet to the intersection of the said 25 feet wide street dedication with the old north right-of-way line of the said Anderson Boulevard;

THENCE South 89°53'23" East, along the said old north right-of-way line of Anderson Boulevard, a distance of 643.90 feet to a point for corner at the intersection of the said old north right-of-way line with the west right-of-way line of Morrison Road (being a variable width public right-of-way), from which a 1/2 inch iron rod found (Controlling Monument) at the southeast lot corner of said Lot 17-R bears North 01°59'42" East, a distance of 9.00 feet, and South 89°53'23" East, a distance of 21.94 feet;

THENCE South 01°59'42" West, along the said west right-of-way line, a distance of 50.03 feet to the intersection of the said west right-of-way line with the existing south right-of-way line of the said Anderson Boulevard;

THENCE North 89°53'23" West, along the said south right-of-way line of Anderson Boulevard, a distance of 666.45 feet to the east right-of-way line of Sunray Drive (being a 50 feet wide public right-of-way);

THENCE North 00°41'45" West, along the said east right-of-way line, a distance of 58.97 feet to the southeast corner of Block F, Blake Meadows Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 10169, P.R.T.C.T., and a portion of said plat being revised by the corrected plat thereof filed for record in Tarrant County Clerk's Instrument No. D206141305, Official Public Records, Tarrant County, Texas;

THENCE North 00°03'23" West, along the west line of the said 25 feet wide street dedication and along the east block line of said Block F, a distance of 484.03 feet;

THENCE South 89°53'23" East, departing the said block line and the said 25 feet wide right-of-way dedication, a distance of 25.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.0493 acres (45,706 square feet)** of land, more or less.

The bearings recited hereinabove are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

I Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the easement tract described herein.


Eric S. Spooner, RPLS

Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900

10/24/2024

Date



EXHIBIT "B"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 HEREIN

(P1)

LOT 11, BLOCK F
BLAKE MEADOWS ADDN.
T.C.C.I. NO. D206141305,
O.P.R.T.C.T.

(P2)

LOT 13, BLOCK G
BLAKE MEADOWS ADDN.
T.C.C.I. NO. D206141305,
O.P.R.T.C.T.



0 30' 60'



GRAPHIC SCALE IN FEET
1" = 60'

SEE PAGE 3 OF 3

MATCH LINE

OWNER
**TEXAS ELECTRIC
SERVICE COMPANY**
VOL. 5345, PG. 909,
D.R.T.C.T.

EX. 20' DRAINAGE
& UTILITY ESMT.
CAB. A, SLIDE 650,
P.R.T.C.T.

LOT 17-R
BURTON PLACE ADDITION
CAB. A, SLIDE 650,
P.R.T.C.T.

OWNER
**CELEBRATION BAPTIST
CHURCH OF FORT WORTH, INC.**
ASSUMED NAME: **CITY ON A HILL**
VOL. 10624, PG. 1938,
D.R.T.C.T.

A.J. KNAPP SURVEY
ABSTRACT NO. 922

**PUBLIC
RIGHT-OF-WAY
ABANDONMENT**

1.0493 ACRES
(45,706 SQ. FT.)

9' STREET R.O.W. DED.
CAB. A, SLIDE 650, P.R.T.C.T.
(TO BE ABANDONED
BE REPLAT)

EX. 20' X 20' PUBLIC
OPEN SPACE ESMT.
CAB. A, SLIDE 650,
P.R.T.C.T.

(UNIMPROVED RIGHT-OF-WAY)
ANDERSON BOULEVARD
(VOL. 388-C, PG. 122, P.R.T.C.T.)

EX. R.O.W. N89°53'23"W ~ 666.45'

1/2" IRF (CM) AT THE
N.E.C. LOT 17-R BEARS
S89°53'23"E ~ 666.61'

**POINT OF
BEGINNING**

5/8" IRF
(CM)

EX. UNIMPROVED
25' WIDE RIGHT-OF-WAY
VOL. 388-C, PG. 122,
P.R.T.C.T.

S00°03'23"E ~ 493.00'

S89°53'23"E
25.00'

N00°03'23"W ~ 484.03'

BLOCK F
BLAKE MEADOWS ADDITION
CAB. A, SLIDE 10169,
P.R.T.C.T.

**SUNRAY
DRIVE**
(50' WIDE R.O.W.)

N00°41'45"W
58.97'

(P2)

**PUBLIC RIGHT-OF-WAY ABANDONMENT
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



PROPERTY: ROW, VOL. 388-C, PG. 122, P.R.T.C.T.

PROPERTY ACREAGE: 1.2 ACRES (CALC PLAT)

19133 R.O.W. ABANDONMENT.dwg

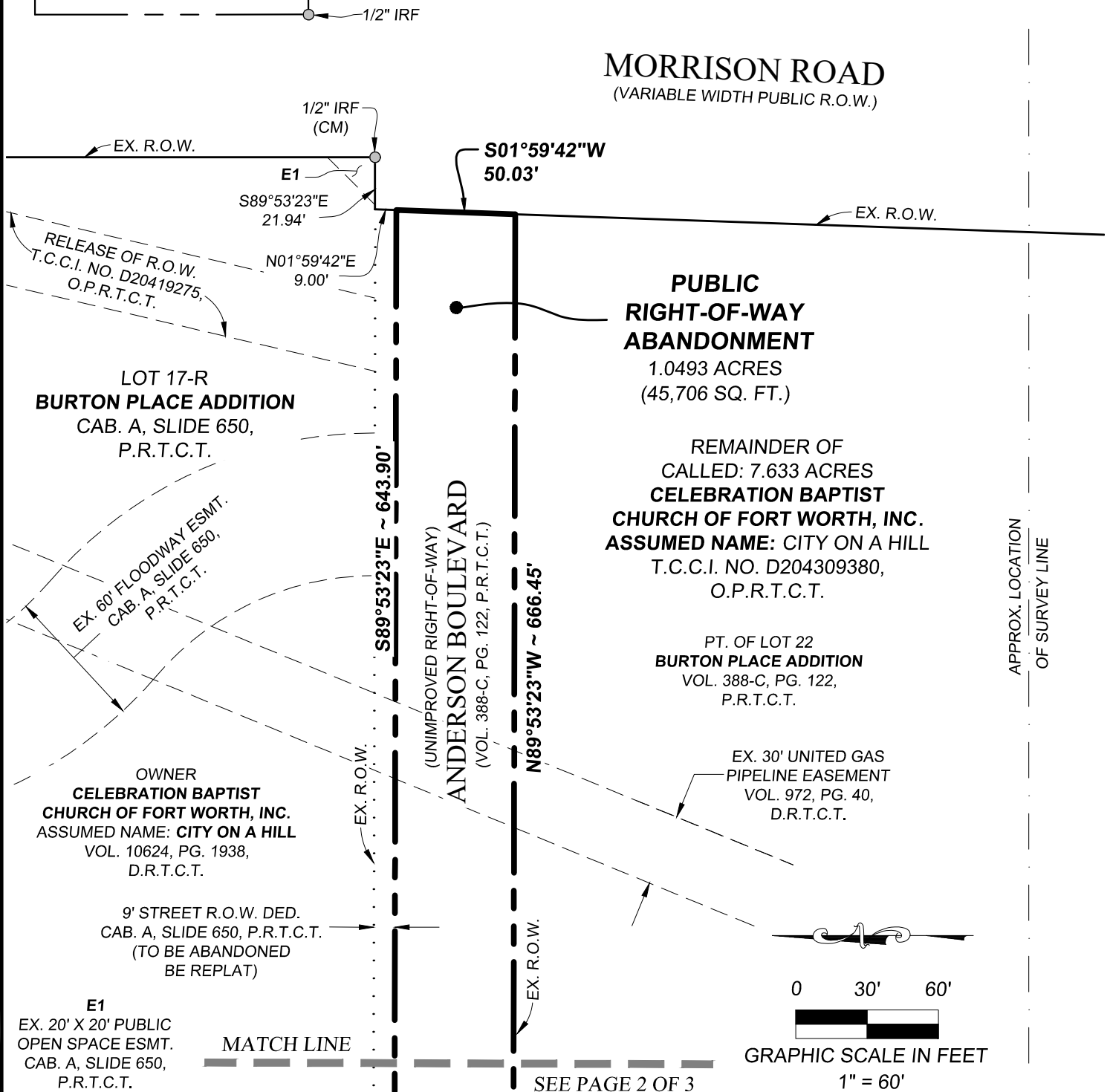
DRAWN BY: C. REEDER CHECKED BY: E. SPOONER

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A.J. KNAPP SURVEY
ABSTRACT NO. 922

EXHIBIT "B"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 HEREIN



PUBLIC RIGHT-OF-WAY ABANDONMENT CITY OF FORT WORTH TARRANT COUNTY, TEXAS

PROPERTY: R.O.W. VOL. 388-C, PG. 122, P.R.T.C.T.
WHOLE PROPERTY ACREAGE: 1.2 ACRES (CALC - PLAT)
19133 R.O.W. ABANDONMENT.dwg

S&A JOB NO.: 19133
DATE: 02-07-2023

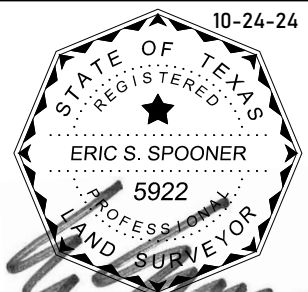
DRAWN BY: C. REEDER
CHECKED BY: E. SPOONER



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Parcel Map Check Report

Client:

Prepared
by:

Date: 10/1/2024 11:38:31 AM

Parcel Name: Right-of-Way Abandonment

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,963,906.8884' East: 2,370,491.5610'

Segment# 1: Line

Course: S0°03'23"E Length: 493.00'
North: 6,963,413.8886' East: 2,370,492.0462'

Segment# 2: Line

Course: S89°53'23"E Length: 643.90'
North: 6,963,412.6493' East: 2,371,135.9450'

Segment# 3: Line

Course: S1°59'42"W Length: 50.03'
North: 6,963,362.6496' East: 2,371,134.2034'

Segment# 4: Line

Course: N89°53'23"W Length: 666.45'
North: 6,963,363.9323' East: 2,370,467.7546'

Segment# 5: Line

Course: N0°41'45"W Length: 58.97'
North: 6,963,422.8980' East: 2,370,467.0385'

Segment# 6: Line

Course: N0°03'23"W Length: 484.03'
North: 6,963,906.9277' East: 2,370,466.5621'

Segment# 7: Line

Course: S89°53'23"E Length: 25.00'
North: 6,963,906.8796' East: 2,370,491.5620'

Perimeter: 2,421.39'

Error Closure: 0.0088

Error North : -0.00874

Area: 45,705.948Sq.Ft.

Course: S6°38'16"E

East: 0.00102

Precision 1: 275,156.82