

LEGAL DESCRIPTION

BEING a 3.5804 acre (155,963 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of North Commerce Street, a 70-foot right-of-way, North Calhoun Street, a 70-foot right-of-way, Northeast 9th Street, a 60-foot right-of-way, and a 10-foot alley adjacent to Lots 1-10, and Lots 11-20, Block 40, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "SPOONER & ASSOCIATES" cap found at the southeast corner of Lot 20, said Block 40, and being in the intersection of the north line of a 20-foot alley as shown on the plat of said North Fort Worth Addition and the west right-of-way line of said North Calhoun Street;

THENCE South 30°07'24" East, along the said west right-of-way line of North Calhoun Street, a distance of 10.00 feet to the **POINT OF BEGINNING**, from which a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found for the northeast corner of Lot 1-R, Block 29, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-129, Page 6, said Plat Records, and being in the intersection of the said west right-of-way line of North Calhoun Street and the south right-of-way line of Northeast 7th Street bears South 30°07'24" East, a distance of 788.21 feet;

THENCE North 30°07'24" West, along the said west right-of-way line of North Calhoun Street, a distance of 540.00 feet to a point for corner, being the northeast corner of Lot 11, said Block 40, and being in the intersection of the said west right-of-way line of North Calhoun Street and the south right-of-way line of said Northeast 9th Street;

THENCE South 59°52'36" West, along the said south right-of-way line of Northeast 9th Street, a distance of 95.00 feet to a point for corner, being the northwest corner of said Lot 11, and being in the intersection of the said south right-of-way line of Northeast 9th Street and the east line of a 10-foot alley as shown on the said plat of North Fort Worth Addition, recorded in Volume 63, Page 149;

THENCE South 30°07'24" East, along the east line of the said 10-foot alley, a distance of 523.72 feet to a point for corner, being the southwest corner of said Lot 20, Block 40, and being in the intersection of the said east line of the 10-foot alley and the north line of the aforementioned 20-foot alley, and being the beginning of a non-tangent curve to the right with a radius of 650.00 feet, a central angle of 00°53'28", and a chord bearing and distance of South 68°18'11" West, 10.11 feet;

THENCE in a westerly direction, along the north line of the said 20-foot alley, with said non-tangent curve to the right, an arc distance of 10.11 feet to a point for corner, being the southeast corner of Lot 1, said Block 40, and being in the intersection of the west line of the said 10-foot alley and north line of the said 20-foot alley;

THENCE North 30°07'24" West, along the said west line of the 10-foot alley, a distance of 522.24 feet to a point for corner, being the northeast corner of Lot 10, said Block 40, and being in the intersection of the said south right-of-way line of Northeast 9th Street and the said west line of the 10-foot alley;

THENCE South 59°52'36" West, along the said south right-of-way line of Northeast 9th Street, a distance of 95.00 feet to a point for corner, being the northwest corner of said Lot 10, and being in the intersection of the said south right-of-way line of Northeast 9th Street and the east right-of-way line of said North Commerce Street;

CONTINUED ON SHEET 2

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
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	CRG	JDW	5/7/2025	061059016	1 OF 8

LEGAL DESCRIPTION (CONTINUED)

THENCE South 30°07'24" East, along the said east right-of-way line of North Commerce Street, a distance of 510.48 feet to a point for corner, from which a 5/8-inch iron rod found for the southwest corner of Lot 1, Block 34, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 117, said Plat Records, and being in the intersection of the said east right-of-way line of North Commerce Street and the north right-of-way line of aforementioned Northeast 7th Street bears South 30°07'24" East, a distance of 757.73 feet;

THENCE South 59°52'36" West, departing the said east right-of-way line of North Commerce Street, a distance of 70.00 feet to a point for corner in the west right-of-way line of said North Commerce Street;

THENCE North 30°07'24" West, along the said west right-of-way line of North Commerce Street, a distance of 510.48 feet to a point for corner, being the northeast corner of Lot 7, Block 39, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 624, Page 523, said Plat Records, and being in the intersection of the said west right-of-way line of North Commerce Street and the aforementioned south right-of-way line of Northeast 9th Street;

THENCE South 59°52'36" West, along the said south right-of-way line of Northeast 9th Street, a distance of 200.00 feet to a point for corner, being the northwest corner of Lot 6, said Block 39, and being in the intersection of the said south right-of-way line of Northeast 9th Street and the east right-of-way line of North Main Street, a 100-foot right-of-way;

THENCE North 30°07'24" West, a distance of 60.00 feet to a point for corner, being the southwest corner of Lot 1, Block 44, said North Fort Worth Addition, recorded in Volume 63, Page 149, and being in the intersection of the said east right-of-way line of North Main Street and the north right-of-way line of said Northeast 9th Street, from which a 5/8-inch iron rod found (disturbed) at the westernmost corner of a called 1.303 acre tract of land described in the Special Warranty Deed to Transform 1012 N. Main Street, recorded in Instrument No. D222007048, Official Public Records, Tarrant County, Texas, bears North 30°07'24" West, a distance of 352.67 feet;

THENCE North 59°52'36" East, along the said north right-of-way line of Northeast 9th Street, a distance of 200.00 feet to a point for corner, being the southeast corner of Lot 24, said Block 44, and being in the intersection of the said north right-of-way line of Northeast 9th Street and the aforementioned west right-of-way line of North Commerce Street;

THENCE North 30°07'24" West, along the said west right-of-way line of North Commerce Street, a distance of 150.00 feet to a point for corner, being the southeast corner of Lot 21, said Block 44;

THENCE North 59°52'36" East, departing the said west right-of-way line of North Commerce Street, a distance of 35.00 feet to a point for corner;

THENCE North 30°07'24" West, a distance of 80.00 feet to a point for corner;

THENCE North 59°52'36" East, a distance of 35.00 feet to a point for corner in the aforementioned east right-of-way line of North Commerce Street;

CONTINUED ON SHEET 3

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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LEGAL DESCRIPTION (CONTINUED)

THENCE South 30°07'24" East, along the said east right-of-way line of North Commerce Street, a distance of 230.00 feet to a point for corner, being the southwest corner of Lot 1, Block 43, said North Fort Worth Addition, recorded in Volume 63, Page 149, and being in the intersection of the said east right-of-way line of North Commerce Street and the aforementioned north right-of-way line of Northeast 9th Street, from which a 2-inch iron pipe found for reference bears South 79°21'19" West, a distance of 0.3 feet;

THENCE North 59°52'36" East, along the said north right-of-way line of Northeast 9th Street, a distance of 200.00 feet to a point for corner, being the southeast corner of Lot 24, said Block 43, and being in the intersection of the said north right-of-way line of Northeast 9th Street and the aforementioned west right-of-way line of North Calhoun Street;

THENCE North 30°07'24" West, along the said west right-of-way line of North Calhoun Street, a distance of 450.00 feet to a 2-inch iron pipe found for corner at the southeast corner of Lot 15, said Block 43, North Fort Worth Addition;

THENCE North 59°52'36" East, departing the said west right-of-way line of North Calhoun Street, a distance of 70.00 feet to a point for corner in the east right-of-way line of said North Calhoun Street;


THENCE South 30°07'24" East, along the said east right-of-way line of North Calhoun Street, a distance of 1,050.00 feet to a point for corner, from which a PK nail found for the northwest corner of Lot 1, Block 2, LaGrave Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 10157, said Plat Records, and being in the intersection of the said east right-of-way line of North Calhoun Street and the aforementioned south right-of-way line of Northeast 7th Street bears South 30°07'24" East, a distance of 788.21 feet;

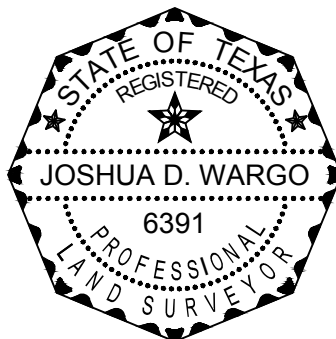
THENCE South 59°52'36" West, departing the said east right-of-way line of North Calhoun Street, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 155,963 square feet or 3.5804 acres of land, more or less.

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.


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



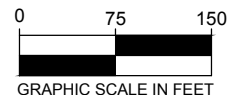
RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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N/A	CRG	JDW	5/7/2025	061059016	3 OF 8



NORTH MAIN ST.
(100' RIGHT-OF-WAY)

BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

NORTHEAST 9TH ST.
(60' RIGHT-OF-WAY)

3.5804 ACRES
155,963 SQ. FT.

NORTH COMMERCE ST.
(70' RIGHT-OF-WAY)

BLOCK 39
NORTH FORT
WORTH ADDITION
VOL. 624, PG. 523

BLOCK 40
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

NORTH CALHOUN ST.
(70' RIGHT-OF-WAY)

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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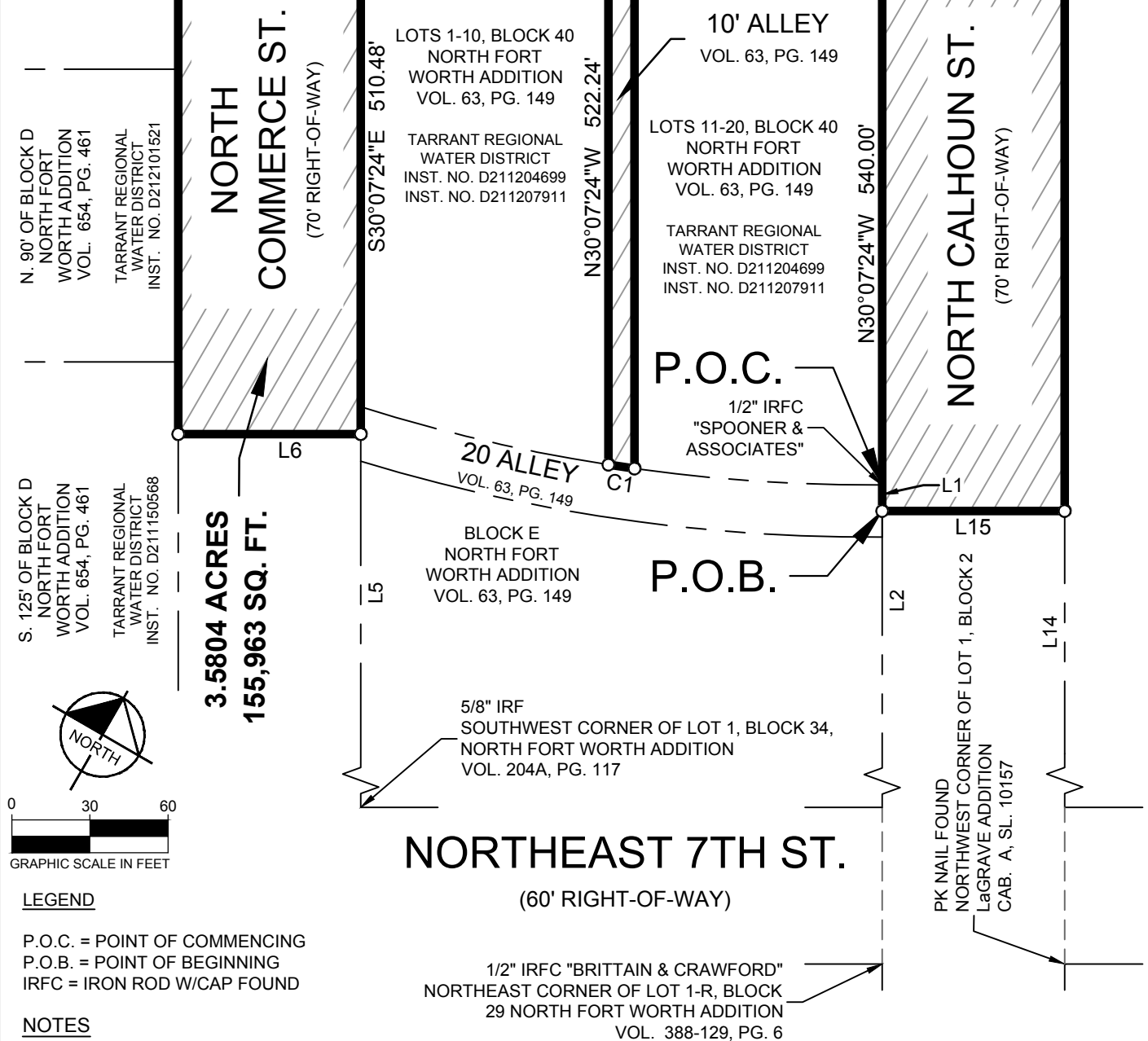
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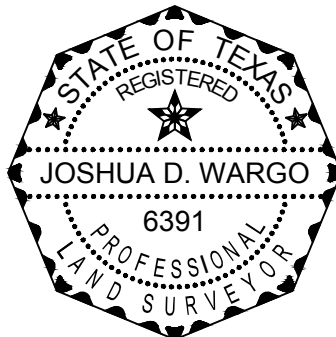
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CRG	JDW	5/7/2025	061059016	4 OF 8

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 6)



Joshua D. Wargo
JOSHUA D. WARGO
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RIGHT-OF-WAY ABANDONMENT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	5/7/2025	061059016	5 OF 8

MATCH LINE (SEE SHEET 8)

LOTS 1-9 & 16-24, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TARRANT REGIONAL
WATER DISTRICT
(NOTICE OF LIS PENDENS)
INST. NO. D214078949

N30°07'24"W 450.00'

N59°52'36"E 200.00'

NORTHEAST 9TH ST.

(60' RIGHT-OF-WAY)

L4

L3

10' ALLEY

VOL. 63, PG. 149

S30°07'24"E 523.72'

NORTH CALHOUN ST.

(70' RIGHT-OF-WAY)

LOTS 1-10
BLOCK 40
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699
INST. NO. D211207911

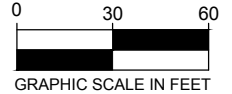
LOTS 11-20
BLOCK 40
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699
INST. NO. D211207911

MATCH LINE (SEE SHEET 5)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°53'28"	650.00'	10.11'	S68°18'11"W	10.11'



3.5804 ACRES
155,963 SQ. FT.

LINE TABLE

NO.	BEARING	LENGTH
L1	S30°07'24"E	10.00'
L2	S30°07'24"E	788.21'
L3	S59°52'36"W	95.00'
L4	S59°52'36"W	95.00'
L5	S30°07'24"E	757.73'
L6	S59°52'36"W	70.00'
L7	N30°07'24"W	60.00'
L8	N30°07'24"W	352.67'
L9	N59°52'36"E	200.00'
L10	N59°52'36"E	35.00'
L11	N30°07'24"W	80.00'
L12	N59°52'36"E	35.00'
L13	N59°52'36"E	70.00'
L14	S30°07'24"E	788.21'
L15	S59°52'36"W	70.00'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

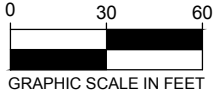
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1" = 60'	CRG	JDW	5/7/2025	061059016	6 OF 8



NORTH MAIN ST.
(100' RIGHT-OF-WAY)

CALL 11.897 ACRES
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D209338857

5/8" IRF
(DISTURBED)

LOTS 4-9 & 16-21, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TRANSFORM 1012 N. MAIN STREET
INST. NO. D222007048

LOTS 1-3 & 22-24, BLOCK 44 TARRANT REGIONAL
NORTH FORT WATER DISTRICT
WORTH ADDITION INST. NO. D218284810
VOL. 63, PG. 149 L9

NORTHEAST 9TH ST.

(60' RIGHT-OF-WAY)

2" IPF BEARS
S79°21'19"W ~ 0.3'

3.5804 ACRES
155,963 SQ. FT.

S59°52'36"W 200.00'

LOTS 1-13, BLOCK 39
NORTH FORT
WORTH ADDITION
VOL. 624, PG. 523

TRACT 1
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699

N30°07'24"W 510.48'

NORTH COMMERCE ST.

(70' RIGHT-OF-WAY)

MATCH LINE (SEE SHEET 6)

MATCH LINE (SEE SHEET 8)

MATCH LINE (SEE SHEET 5)

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
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TARRANT COUNTY, TEXAS

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LEGEND

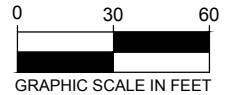
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	5/7/2025	061059016	7 OF 8

LOTS 10, 13-15, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

LOTS 10-15, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

ROBERT B. MCKINLEY AND VICKI S.
MCKINLEY GROTH, TRUSTEES
VOL. 15125, PG. 195



NORTH COMMERCE ST.
(70' RIGHT-OF-WAY)

3.5804 ACRES
155,963 SQ. FT.

LOTS 1-9 & 16-24, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TARRANT REGIONAL
WATER DISTRICT
(NOTICE OF LIS PENDENS)
INST. NO. D214078949

NORTH CALHOUN ST.
(70' RIGHT-OF-WAY)

S30°07'24"E 1050.00'

LOTS 4-9 & 16-21, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TRANSFORM 1012 N. MAIN STREET
INST. NO. D222007048

L12
L11

L10

S30°07'24"E 230.00'

MATCH LINE (SEE SHEET 7)

2" IPF

L13

MATCH LINE (SEE SHEET 6)

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
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