



**METES AND BOUNDS DESCRIPTION**

BEING 0.0334 acre tract of land situated in the Peter T. Welch Survey, Abstract Number 1643 and in the Elizabeth Jones Survey, Abstract Number 839, located in the City of Fort Worth, Tarrant County, Texas, being a portion of Missouri Avenue variable right-of-way width ranging from 50' to 55' (deed of record not found), said 0.033 acre tract being more particularly described as follows:

COMMENCING at a 1/2-iron rod found of the northwest corner of Lot 1R-1, Block 1 Alford & Veal's Addition, an addition to the City of Fort Worth as recorded in Instrument No. D217256563 of the Plat Records, Tarrant county, Texas;

THENCE Along the western line of Lot 1R-1, Block 1 Alford & Veals Addition, South 00 degrees 31 minutes 31 seconds, a distance of 98.48 feet to the POINT OF BEGINNING

THENCE South 00 degree 31 minutes 31 seconds East, a distance of 289.37 feet to a point for corner;

THENCE North 89 degrees 19 minutes 38 seconds East, a distance of 5.03 feet to a point for corner;

THENCE North 00 degree 31 minutes 31 seconds West, a distance of 289.45 feet to a point for corner;

THENCE South 88 degrees 28 minutes 42 seconds West, a distance of 5.03 feet to the POINT OF BEGINNING and CONTAINING 1,456 square feet or 0.0334 of an acre of land, more or less.

I CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION.



MITCHELL S. PILLAR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5491  
TEXAS FIRM NO. 10025600

**HUITT-ZOLLARS**

Huitt-Zollars, Inc. Dallas  
1717 McKinney Avenue, Suite 1400  
Dallas, Texas 75202-1236  
Phone (214) 871-3311 Fax (214) 871-0757

**ROW VACATION  
0.0334 ACRES**

LOT 1R-1 BLOCK 1 ALFORD & VEAL'S ADDITION  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

BASIS OF BEARING:  
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (2011).

DATE: August 13, 2020

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 \* Prepared by: Huitt-Zollars, Inc.  
 \* Routine: Reduce Map Check File Coord File: closure.crd 8/13/20 7:47:41  
 \* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000  
 \*-----

Correct Ending Coordinates, North: 0.000 East: 0.000  
 Ending Coordinates, North: 0.005 East: 0.001  
 Error, N: 0.01 E: 0.00 Total: 0.01 Brg: S 07°12'17.1"W  
 Distance Traversed: 588.88 Closure: 106476

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Pt ID
	0.000	0.000		1	
S 00°31'31.0"E	289.37	-289.358	2.653		2
N 89°19'38.0"E	5.03	-289.299	7.683		3
N 00°31'31.0"W	289.45	0.139	5.029		4
S 88°28'42.0"W	5.03	0.005	0.001		5

Approx: Sq. Feet: 1456 Acres: 0.0334