

**LEGAL DESCRIPTION
RIGHT OF WAY VACATION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE G.W. COUCH SURVEY, ABSTRACT NO. 279, TARRANT COUNTY, TEXAS, BEING A PORTION OF THOSE STREETS AND ALLEYS AS SHOWN ON THE PLAT OF TOWN OF TARRANT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 106, PAGE 114, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 17, TOWN OF TARRANT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-58, PAGE 147, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF TARRANT MAIN STREET AS SHOWN ON SAID PLAT;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 17, NORTH 88 DEGREES 30 MINUTES 02 SECONDS EAST A DISTANCE OF 679.33 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TOWN OF TARRANT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 114, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF PLUM STREET AS SHOWN ON SAID PLAT;

THENCE ALONG THE WEST LINE OF SAID BLOCK 1 AND SAID EAST RIGHT OF WAY LINE OF PLUM STREET, SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 456.36 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK 1, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF FERRIS STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 2, SAID TOWN OF TARRANT ADDITION, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID PLUM STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID BLOCK 2, NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 2;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, SAID POINT BEING ON THE EAST LINE OF A 20' ALLEY RIGHT OF WAY DEDICATION AS SHOWN ON SAID PLAT;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF LOT 8, SAID BLOCK 2, SAID POINT BEING ON SAID NORTH RIGHT OF WAY LINE OF FERRIS STREET;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 2, SAID POINT BEING ON THE WEST LINE OF SAID 20' ALLEY RIGHT OF WAY DEDICATION;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 2;

THENCE ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 2, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 2, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF PEACH STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID BLOCK 2, SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 2, SAID POINT BEING ON SAID NORTH RIGHT OF WAY LINE OF FERRIS STREET;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 5, SAID TOWN OF TARRANT ADDITION, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID PEACH STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID BLOCK 5, NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 5;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 5, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, SAID POINT BEING ON THE EAST LINE OF A 20' ALLEY RIGHT OF WAY DEDICATION AS SHOWN ON SAID PLAT;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 5, SAID POINT BEING ON SAID NORTH RIGHT OF WAY LINE OF FERRIS STREET;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 5, SAID POINT BEING ON THE WEST LINE OF SAID 20' ALLEY RIGHT OF WAY DEDICATION;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF LOT 24, SAID BLOCK 5;

THENCE ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 5, SOUTH 89 DEGREES 25 MINUTES 35 SECONDS WEST A DISTANCE OF 115.00 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873" SET AT THE NORTHWEST CORNER OF SAID LOT 24, BLOCK 5, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF TARRANT MAIN STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 23 MINUTES 08 SECONDS EAST A DISTANCE OF 45.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING 98,574 SQUARE FEET OR 2.263 ACRES OF LAND, MORE OR LESS.

DATE: 12/07/2021
JOB NO.: 21186A
DRAWN BY: OP
SHEET 1 OF 3

RIGHT OF WAY VACATION
2.263 ACRES OF LAND
OUT OF G.W. COUCH SURVEY,
ABSTRACT NO. 279
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
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metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm no.10045100

COURSE TABLE

COURSE	BEARING	DISTANCE
L1	N 88°30'02" E	679.33'
L2	S 00°34'25" E	456.36'
L3	S 89°25'35" W	60.00'
L4	N 00°34'25" W	400.00'
L5	S 89°25'35" W	140.00'
L6	S 00°34'25" E	400.00'
L7	S 89°25'35" W	20.00'
L8	N 00°34'25" W	400.00'
L9	S 89°25'35" W	140.00'
L10	S 00°34'25" E	400.00'
L11	S 89°25'35" W	60.00'
L12	N 00°34'25" W	400.00'
L13	S 89°25'35" W	125.00'
L14	S 00°34'25" E	400.00'
L15	S 89°25'35" W	20.00'
L16	N 00°34'25" W	400.00'
L17	S 89°25'35" W	115.00'
L18	N 00°23'08" E	45.39'

LEGEND

- ... FOUND MONUMENT AS NOTED
- ... SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "RPLS MLA 4873"
- ... DIMENSION POINT, NOTHING SET OR FOUND
- FD ... FOUND
- O.P.R.T.C.T. ... OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. ... DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. ... PLAT RECORDS, TARRANT COUNTY, TEXAS

ROBERT T HIDELL
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6583
 DATE: DECEMBER 7, 2021



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY ALLTERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TARRANT APPRAISAL DISTRICT WEB PAGE DATA (WWW.TAD.ORG).
3. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
4. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

DATE: 12/07/2021
 JOB NO.: 21186A
 DRAWN BY: OP
 SHEET 2 OF 3

RIGHT OF WAY VACATION
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TRINITY
CORNERS
ADDITION
INST. NO.
D215084217,
O.P.R.T.C.T.

PORTION OF LOT 1, BLOCK 17,
TOWN OF TARRANT ADDITION
VOLUME 388-58, PAGE 147, P.R.T.C.T.
L1

FD 1/2" REBAR
FD 1/2" REBAR

FD 5/8" REBAR WITH
YELLOW PLASTIC CAP
STAMPED "J.B.M."
FD 1/2" REBAR WITH
YELLOW PLASTIC
CAP STAMPED "T
VOGT RPLS 1928"

RIGHT OF WAY VACATION
98,574 SQUARE FEET OR
2.263 ACRES (SHADED)

VARIABLE WIDTH RIGHT OF WAY DEDICATION
(VOLUME 106, PAGE 114, P.R.T.C.T.)

LOT 1

TOWNSITE
OF CANDON
ADDITION
INST. NO.
D213125260,
O.P.R.T.C.T.

FD 1/2" REBAR (DISTURBED)

TARRANT MAIN STREET
(80' RIGHT OF WAY PER
VOLUME 106, PAGE 114, P.R.T.C.T.)

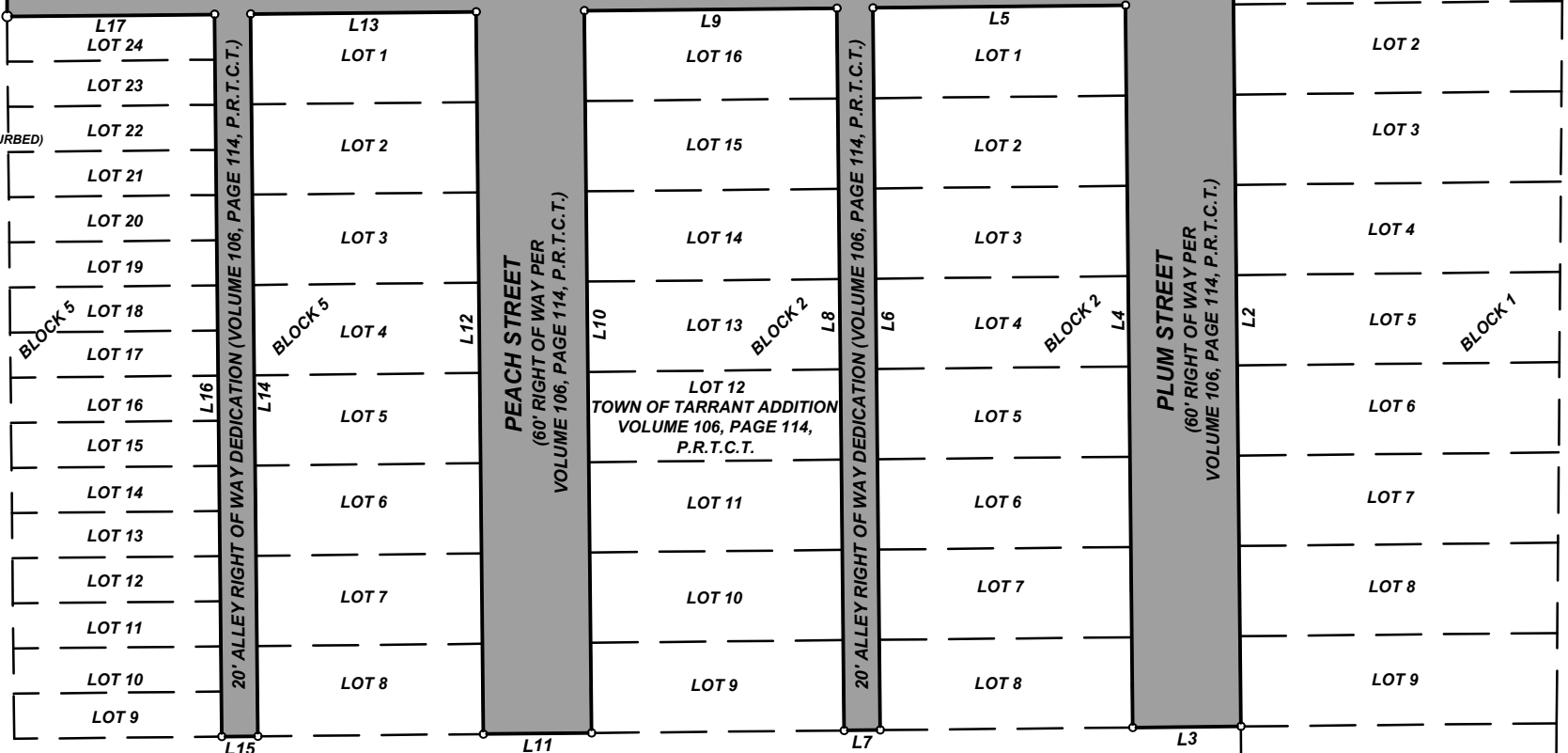
JOSEPH H.
MITCHELL
VOLUME 4246,
PAGE 377,
D.R.T.C.T.

JERRY L.
SHIFLET
INST. NO.
D207241619,
O.P.R.T.C.T.

JERRY L.
SHIFLET
INST. NO.
D207241620,
O.P.R.T.C.T.

DON MICHAEL
LOVELACE
INST. NO.
D208289547,
O.P.R.T.C.T.

G.W. COUCH SURVEY,
ABSTRACT NO. 279



FERRIS STREET
(60' RIGHT OF WAY PER VOLUME 106, PAGE 114, P.R.T.C.T.)

RORY E. & D'ANN J. JORDAN
INSTRUMENT NO. D205034264,
O.P.R.T.C.T.

BILL WALLER
VOLUME 10907,
PAGE 1440,
D.R.T.C.T.



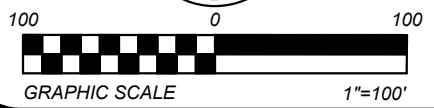
SUSAN PARKER
INSTRUMENT NO.
D221083240,
O.P.R.T.C.T.

TRACY WRIGHT
INSTRUMENT NO.
D212201134,
O.P.R.T.C.T.

JOSHUA MOCHACHE
INSTRUMENT NO.
D214098082,
O.P.R.T.C.T.

JOSHUA MOCHACHE
INSTRUMENT NO.
D221067486,
O.P.R.T.C.T.

DATE: 12/07/2021
JOB NO.: 21186A
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SHEET 3 OF 3



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