

## LEGAL DESCRIPTION

**BEING** a 0.0466 acre (2,030 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of a 20-foot alley as shown on the plat of 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:

**BEGINNING** at a 1/2-inch iron rod with "SPOONER & ASSOCIATES" cap found at the southeast corner of Lot 20, Block 40, said North Fort Worth Addition, and being in the intersection of the north line of the said 20-foot alley and the west right-of-way line of North Calhoun Street, a 70-foot right-of-way;

**THENCE** South 30°07'24" East, along the said west right-of-way line, a distance of 10.00 feet to a point for corner, being the beginning of a non-tangent curve to the right with a radius of 660.00 feet, a central angle of 17°37'12", and a chord bearing and distance of South 68°16'26" West, 202.17 feet, 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 and the south right-of-way line of Northeast 7th Street, a 60-foot right-of-way, bears South 30°07'24" East, a distance of 788.21 feet;

**THENCE** in a southwesterly direction, departing the said west right-of-way line, and along the said non-tangent curve to the right, an arc distance of 202.97 feet to a point for corner in the east right-of-way line of North Commerce Street, a 70-foot right-of-way, 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, and the north right-of-way line of said Northeast 7th Street bears South 30°07'24" East, a distance of 757.73 feet;

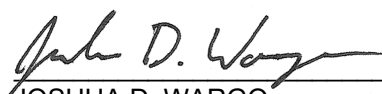
**THENCE** North 30°07'24" West, along the said east right-of-way line, a distance of 10.48 feet to a point for corner, being the southwest corner of Lot 1, said Block 40, North Fort Worth Addition, and being in the intersection of the said east right-of-way line and the said north line of the 20-foot alley, and being the beginning of a non-tangent curve to the left with a radius of 650.00 feet, a central angle of 17°53'58", and a chord bearing and distance of North 68°24'27" East, 202.24 feet;

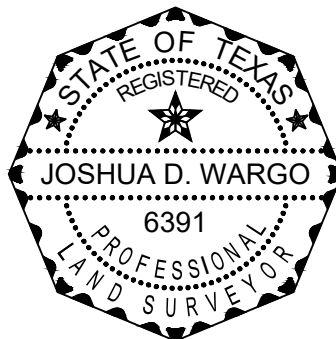
**THENCE** in a northeasterly direction, along the north line of the said 20-foot alley and the south line of said Block 40, and along the said non-tangent curve to the left, an arc distance of 203.06 feet to the **POINT OF BEGINNING** and containing 2,030 square feet or 0.0466 acres of land, more or 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  
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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

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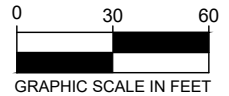
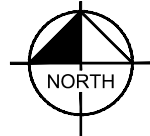
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	5/1/2025	061059016	1 OF 2

LOTS 1-10 & 11-20, BLOCK 40  
NORTH FORT WORTH ADDITION  
VOL. 63, PG. 149

TRACT 2  
TARRANT REGIONAL  
WATER DISTRICT  
INST. NO. D211204699

P.O.B.

1/2" IRFC  
"SPOONER &  
ASSOCIATES"



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

S30°07'24"E 757.73'

20 ALLEY  
VOL. 63, PG. 149

0.0466 ACRES  
2,030 SQ. FT.

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

TARRANT COUNTY  
VOL. 619, PG. 627

NORTH CALHOUN ST.  
(70' RIGHT-OF-WAY)  
S30°07'24"E 788.21'

NORTHEAST 8TH ST.  
(VARIABLE WIDTH RIGHT-OF-WAY)

NORTHEAST 7TH ST.  
(60' RIGHT-OF-WAY)

1/2" IRFC "BRITTAIN & CRAWFORD"  
NORTHEAST CORNER OF LOT 1-R, BLOCK  
29 NORTH FORT WORTH ADDITION  
VOL. 388-129, PG. 6

5/8" IRF  
SOUTHWEST CORNER OF LOT 1, BLOCK 34,  
NORTH FORT WORTH ADDITION  
VOL. 204A, PG. 117

#### LEGEND

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

#### LINE TABLE

NO.	BEARING	LENGTH
L1	S30°07'24"E	10.00'
L2	N30°07'24"W	10.48'


#### CURVE TABLE

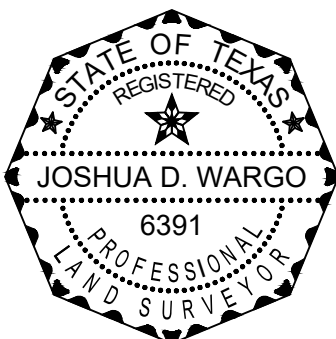
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°37'12"	660.00'	202.97'	S68°16'26"W	202.17'
C2	17°53'58"	650.00'	203.06'	N68°24'27"E	202.24'

#### NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
Coordinates have been scaled to surface values using a surface adjustment factor of 1.000137529. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the abandonment tract.

  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	5/1/2025	061059016	2 OF 2