

LEGAL DESCRIPTION

ALLEY ABANDONMENT

BEING a 0.0367 acre (1,600 square foot) tract of land situated in the J W Sublett Survey, Abstract No. 1409, City of Fort Worth, Tarrant County, Texas; said tract being part of a 16-foot wide alley dedicated by the plat of Polytechnic Heights Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 109 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

COMMENCING at the intersection of the east right-of-way line of Binkley Street (a 50-foot wide right-of-way) and the south line of said 16-foot wide alley in Block 10 of said Polytechnic Heights Addition;

THENCE North 89°52'42" East, departing the said east line of Binkley Street and along the south line of said 16-foot wide alley, a distance of 50.00 feet to the **POINT OF BEGINNING**;

THENCE North 00°24'35" West, departing the said south line of the 16-foot wide alley, a distance of 16.00 feet to a point for corner in the north line of the 16-foot wide alley;

THENCE North 89°52'42" East, along the said north line of the 16-foot wide alley, a distance of 100.00 feet to a point for corner in the west line of Lot 1R, Block 10, Polytechnic Heights Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D206199398 of the Official Public Records of Tarrant County, Texas;

THENCE South 00°24'35" East, along the said west line of Lot 1R, a distance of 16.00 feet to a point for corner in the said south line of the 16-foot wide alley;

THENCE South 89°52'42" West, along the said south line of the 16-foot wide alley, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 1,600 square feet or 0.0367 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.

MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

ALLEY ABANDONMENT
PART OF BLOCK 10,
POLYTECHNIC HEIGHTS ADDITION
J W SUBLETT SURVEY,
ABSTRACT NO. 1409
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	MCB	KHA	10/2/2023	061344400	1 OF 2

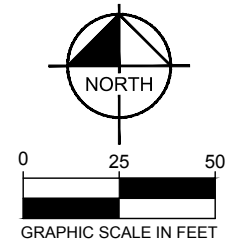
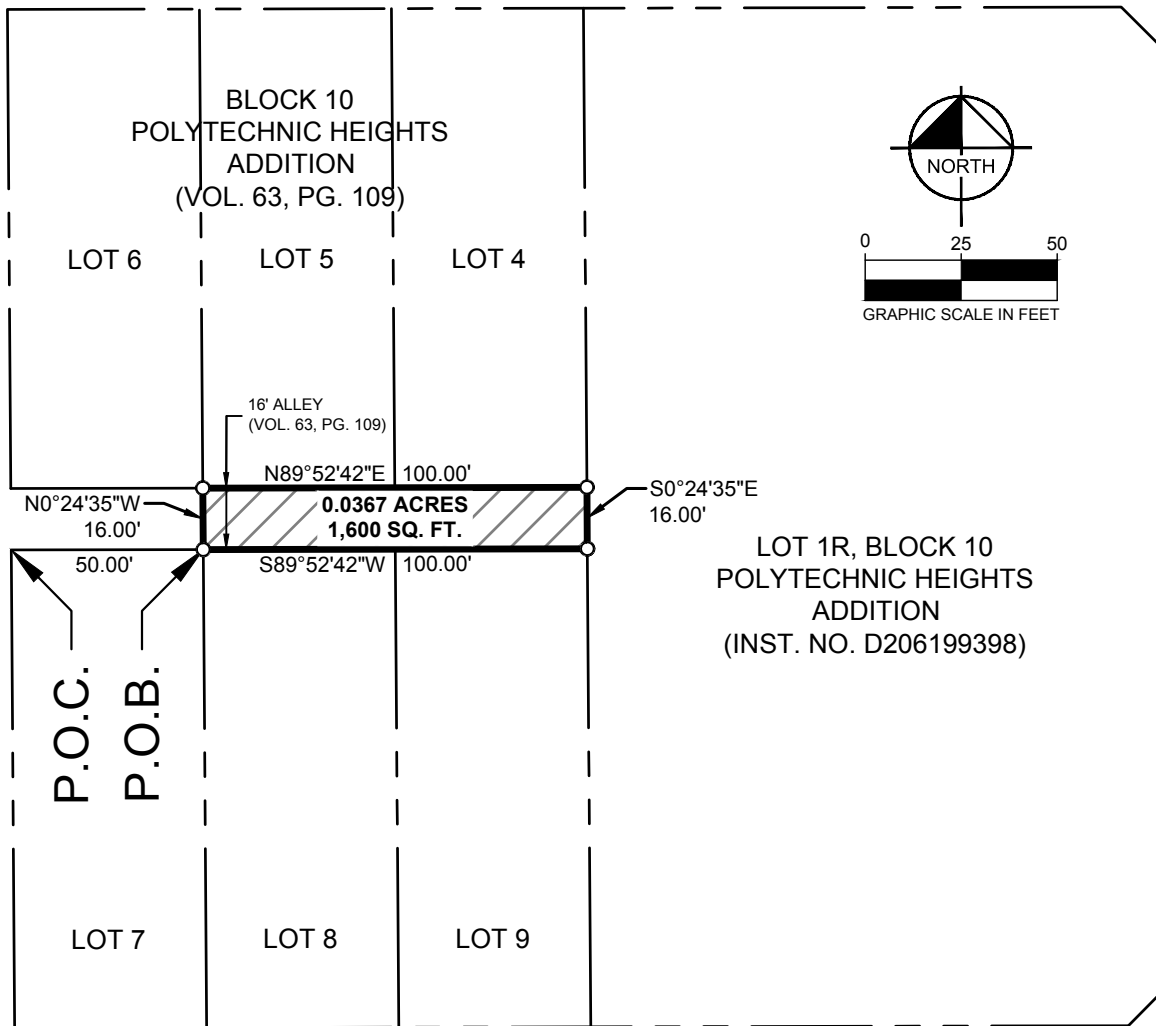
LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING

AVENUE C

(A 60-FOOT WIDE RIGHT-OF-WAY)

BINKLEY STREET
(A 50-FOOT WIDE RIGHT-OF-WAY)



WESLEYAN STREET
(A 60-FOOT WIDE RIGHT-OF-WAY)

AVENUE D

(A 60-FOOT WIDE RIGHT-OF-WAY)

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1" = 50'	MCB	KHA	10/2/2023	061344400	2 OF 2