

**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION**

BEING a 394 square foot (0.0090 acre) tract of land situated in the J.A. Bowers Survey, Abstract No. 87, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 39 and 40, Block 142, Chamberlin Arlington Heights First Filing, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 21 of the Plat Records, Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at the intersection of the west right-of-way line of Horne Street (a 64-foot wide right-of-way) and the southeast right-of-way line of Camp Bowie Boulevard (a variable width right-of-way);

THENCE South 00°02'56" West, along the said west right-of-way line of Horne Street, a distance of 30.09 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner; from said point a 1/2-inch iron rod found at the intersection of the said west right-of-way line of Horne Street and the north right-of-way line of Lovell Avenue (a 80-foot wide right-of-way) bears South 00°02'56" West, a distance of 104.10 feet;

THENCE North 57°20'48" West, departing the said west right-of-way line of Horne Street, a distance of 31.09 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the said southeast right-of-way line of Camp Bowie Boulevard;

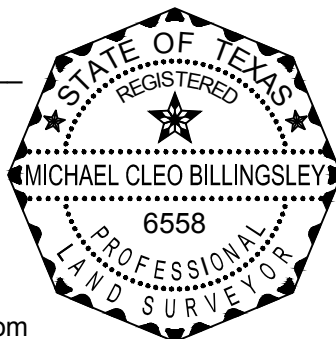
THENCE North 63°03'30" East, along the said south right-of-way line of Camp Bowie Boulevard, a distance of 29.39 feet to the **POINT OF BEGINNING** and containing 394 square feet or 0.0090 acres of land, more or less.

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 & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the right-of-way 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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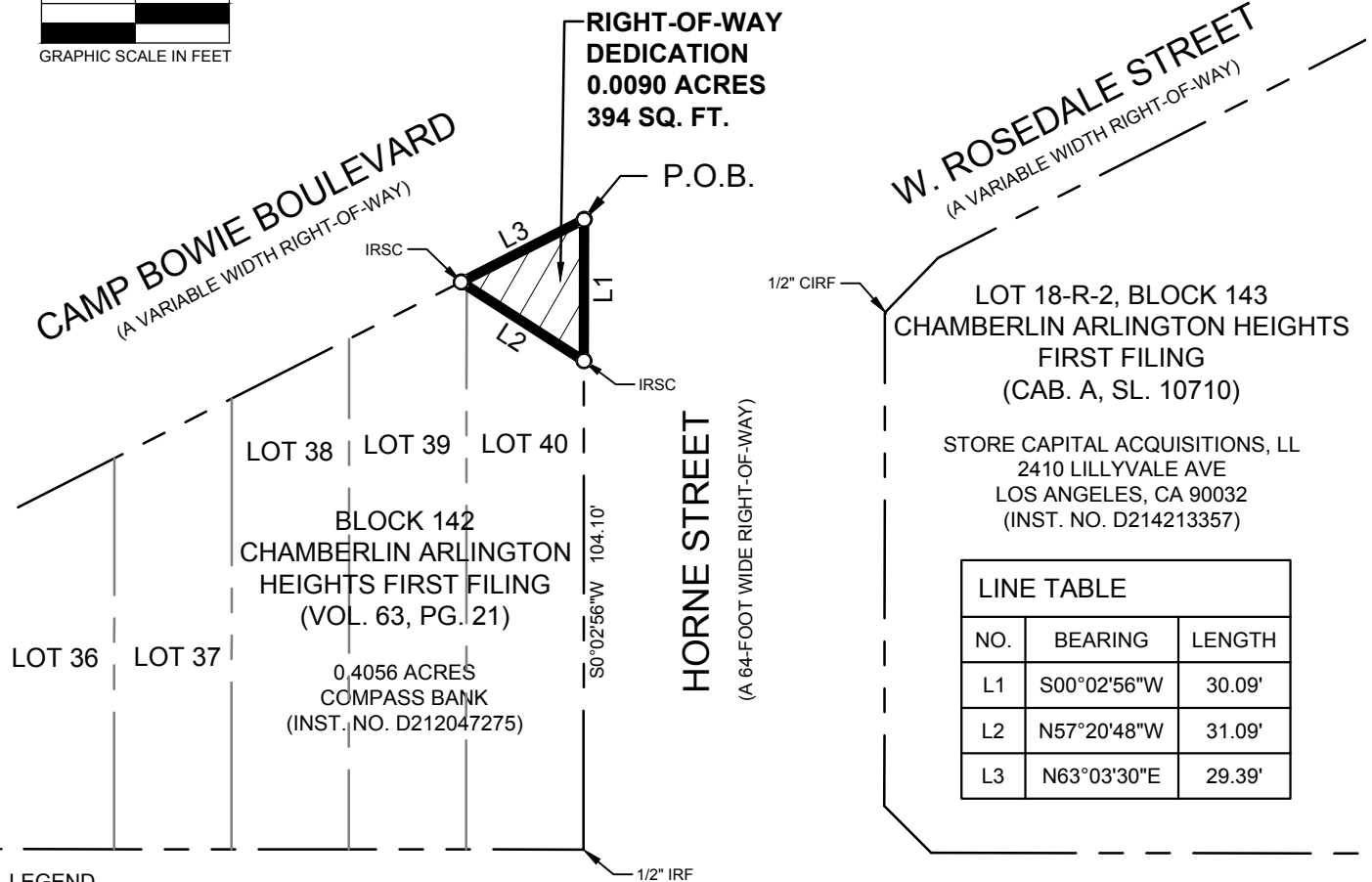
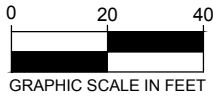
RIGHT-OF-WAY DEDICATION
PART OF LOTS 39 & 40, BLOCK 142
CHAMBERLIN ARLINGTON
HEIGHTS FIRST FILING
J.A. BOWERS SURVEY
ABSTRACT NO. 87
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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 | CDP | MCB | 10/31/2024 | 061316300 | 1 OF 2 |



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND

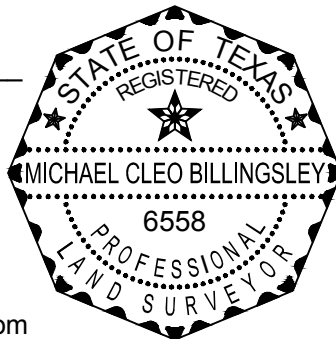
LOVELL AVENUE
(A 80-FOOT WIDE RIGHT-OF-WAY)

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A metes & bounds description of even survey date herewith accompanies this survey plat.

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

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| 1" = 40' | CDP | MCB | 10/31/2024 | 061018436 | 2 OF 2 |