

***EXHIBIT "A"***  
***16 FOOT WIDE ALLEY ABANDONMENT***  
***SITUATED IN THE HAYS COVINGTON SURVEY, ABSTRACT NO. 256***  
***CITY OF FORT WORTH, TARRANT COUNTY, TEXAS***

**BEING** a tract of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas, being all of the 16.00 foot wide Alley of Block 65, Chamberlin Arlington Heights Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 40, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southwest corner of Lot 21, Block 65, at the intersection of the north right-of-way line of Kilpatrick Avenue (formerly known as 23<sup>rd</sup> Street), an 80.00 foot wide right-of-way, and the east right-of-way line of Faron Street (formerly known as 15<sup>th</sup> Street), a 60.00 foot wide right-of-way, from which a 5/8" iron rod found bears South 05°06'47" East, a distance of 0.37 feet; **THENCE** North 00°01'10" East, with the west line of said Lot 21 and the east right-of-way line of said Faron Street, a distance of 125.00 feet to a point for the northwest corner of said Lot 21, the southwest corner of said Alley and the **POINT OF BEGINNING**;

**THENCE** North 0°01'10" East, with the east right-of-way line of said Faron Street, a distance of 16.00 feet to a point for the northwest corner of said Alley and the southwest corner of Lot 20 of said Block 65;

**THENCE** South 89°58'37" East, departing the east right-of-way line of said Faron Street and with the common line of Lots 20 through 15 of said Block 65 and said Alley, a distance of 149.39 feet to a point for the southeast corner of said Lot 15 and the southwest corner of Lot 14 of said Block 65;

**THENCE** South 0°01'10" West, over and across said Alley, a distance of 16.00 feet to a point for the northeast corner of Lot 26, the northwest corner of Lot 27 of said Block 65 and in the south line of said Alley, from which a 1/2" iron rod found bears South 25°42'46" East, a distance of 1.04 feet;

**THENCE** North 89°58'37" West, with the common line of Lots 26 through 21 of said Block 65 and said Alley, a distance of 149.39 feet to the **POINT OF BEGINNING** and containing 2,390 Square Feet or 0.0549 of an Acre of Land, more or less.

A survey exhibit accompanies this metes and bounds description.

# EXHIBIT "B"

## 16 FOOT WIDE ALLEY ABANDONMENT

SITUATED IN HAYS COVINGTON SURVEY, ABSTRACT No. 256  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

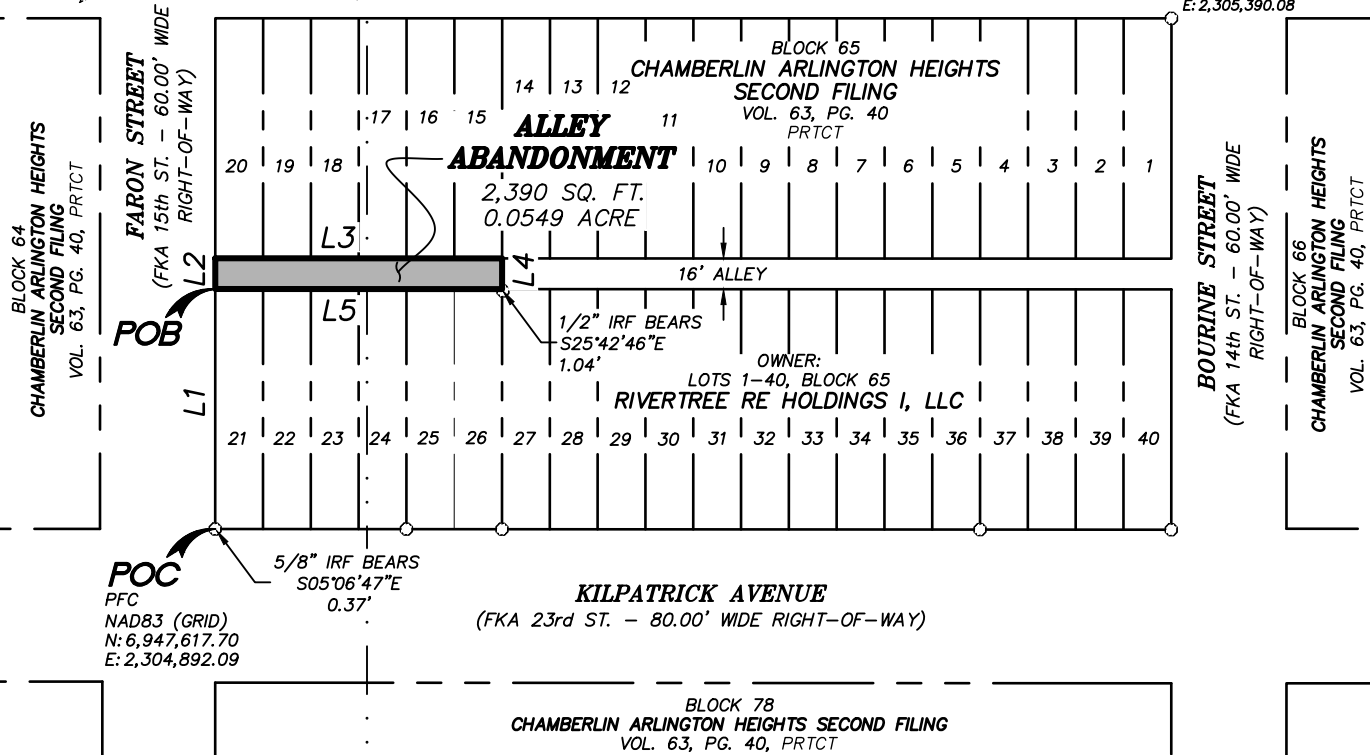
BLOCK 60  
CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING  
VOL. 63, PG. 40, PRCT

**BONNELL AVENUE**  
(FKA 22nd ST. - 80.00' WIDE RIGHT-OF-WAY)

HAYS COVINGTON SURVEY  
ABSTRACT NO. 256

5/8" IRF  
NAD83 (GRID)  
N: 6,947,883.64  
E: 2,305,390.08

PLOTTED BY: LON WHITTEN DATE: 1/3/2023 3:33 PM PATH: P:\3532-00-01\500 Land Surveying\506 Easements\Alley Abandonment\3532-00-01 Alley Abandonment - West Portion.dwg



### LEGEND/ABBREVIATIONS

- IRF IRON ROD FOUND
- DRTCT DEED RECORDS, TARRANT COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- PRCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PFC POINT FOR CORNER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°01'10" E	125.00'
L2	N 00°01'10" E	16.00'
L3	S 89°58'37" E	149.39'
L4	S 00°01'10" W	16.00'
L5	N 89°58'37" W	149.39'

I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

*[Handwritten Signature]*

LON E. WHITTEN DATE: JANUARY 3, 2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5893



A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY EXHIBIT.

Bearings and coordinates are grid based on the "Texas Coordinate System of 1983, North Central Zone" as determined by GPS observations. The convergence angle at the Point of Commencing is 00°35'47.8". All distances have been adjusted to surface using a combined scale factor of 1.000138643695.

DATE: 10-19-2022 SCALE: 1" = 100' DRAWN BY: JMS CHECKED BY: LEW JOB. NO.: 3532-00-01



**mima**

civil engineering surveying landscape architecture planning

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tbpels registration/license number: 10088000  
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***CITY OF FORT WORTH, TARRANT COUNTY, TEXAS***

**BEING** a tract of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas, being a portion of a 16.00 foot wide Alley of Block 65, Chamberlin Arlington Heights Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 40, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod found for the northeast corner of Lot 1 of said Block 65, at the intersection of the south right-of-way line of Bonnell Avenue (formerly known as 22<sup>nd</sup> Street), an 80.00 foot wide right-of-way, and the west right-of-way line of Bourine Street (formerly known as 14<sup>th</sup> Street) , a 60.00 foot wide right-of-way;

**THENCE** South 00°01'24" West, with the east line of said Lot 1 and the west right-of-way line of said Bourine Street, a distance of 125.17 feet to a point for the southeast corner of said Lot 1, the northeast corner of said Alley and for the **POINT OF BEGINNING**;

**THENCE** South 00°01'24" West, with the west right-of-way line of said Bourine Street, a distance of 16.00 feet to a point for the northeast corner of Lot 40 of said Block 65 and the southeast corner of said Alley;

**THENCE** North 89°58'37" West, departing the west right-of-way line of said Bourine Street and with the common line of Lots 40 through 27 of said Block 65 and said Alley, a distance of 348.58 feet to a point for the northwest corner of said Lot 27 and the northeast corner of Lot 26 of said Block 65, from which a 1/2" iron rod found bears South 25°42'46" East, a distance of 1.04 feet;

**THENCE** North 00°01'10" East, over and across said Alley, a distance of 16.00 feet to a point for the southeast corner of Lot 15, the southwest corner of Lot 14 of said Block 65 and in the north line of said Alley;

**THENCE** South 89°58'37" East, with the common line of Lots 14 through 1 of said Block 65 and said Alley, a distance of 348.58 feet to the **POINT OF BEGINNING** and containing 5,577 Square Feet or 0.1280 Acre of Land, more or less.

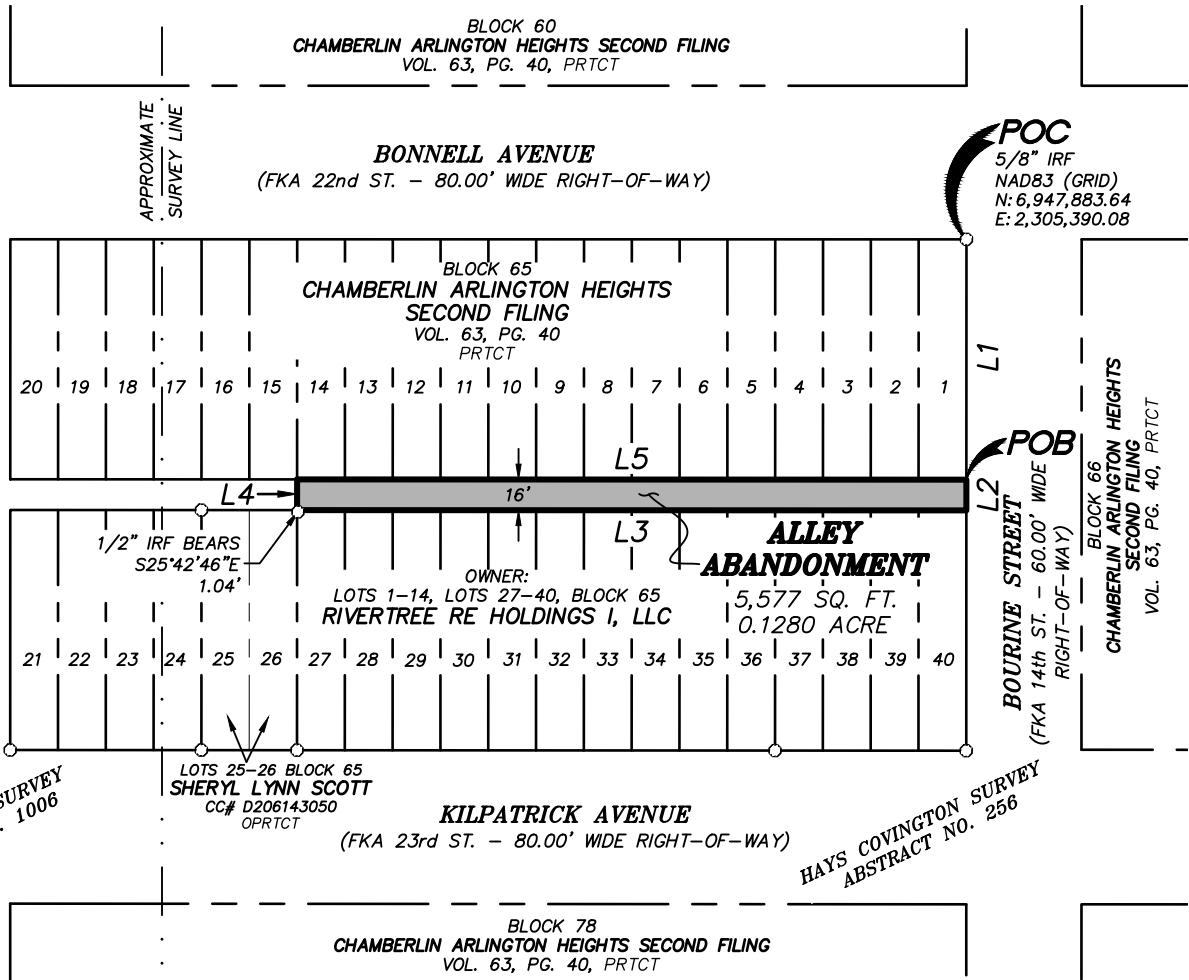
A survey exhibit accompanies this metes and bounds description.

# EXHIBIT "B"

## 16 FOOT WIDE ALLEY ABANDONMENT

SITUATED IN HAYS COVINGTON SURVEY, ABSTRACT No. 256  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PLOTTED BY: JENNIFER STORZ DATE: 10/19/2022 9:45 AM PATH: P:\3532-00-01\500 Land Surveying\506 Easements\Alley Abandonment\3532-00-01 Alley Abandonment.dwg



**POC**  
5/8" IRF  
NAD83 (GRID)  
N: 6,947,883.64  
E: 2,305,390.08

**POB**  
L2  
60.00' WIDE  
RIGHT-OF-WAY

**LEGEND/ABBREVIATIONS**

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- PRTCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

*[Signature]*  
LON E. WHITTEN DATE: OCTOBER 19, 2022  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5893



A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY EXHIBIT.

Bearings and coordinates are grid based on the "Texas Coordinate System of 1983, North Central Zone" as determined by GPS observations. The convergence angle at the Point of Commencing is 00°35'51". All distances have been adjusted to surface using a combined scale factor of 1.000138643695.

DATE: 10-19-2022 SCALE: 1" = 100' DRAWN BY: JMS CHECKED BY: LEW JOB. NO.: 3532-00-01

LINE TABLE		
LINE	BEARING	DISTANCE
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L3	N 89°58'37" W	348.58'
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