

LEGAL DESCRIPTION

BEING a 5,525 square foot (0.1268 acre) tract of land situated in the William Bussell Survey, Abstract No. 151, and being a portion of Block 10, K.M. Van Zandt's 2nd Addition, recorded in Instrument No. D219019593, Official Public Records, Tarrant County, Texas, and being a portion of Block 10, K.M. Van Zandt's 2nd Addition, recorded in Volume 106, Page 118, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set at the northeast corner of Lot 8R, said Block 10 (Inst. No. D219019593), and being in the south right-of-way line of West 6th Street (an 80-foot right-of-way);

THENCE South 89°47'09" East, along the said south right-of-way line, a distance of 25.00 feet to a 3/8-inch iron rod found at the northwest corner of Lot 7R, said Block 10 (Inst. No. D219019593);

THENCE South 00°12'51" West, departing the said south right-of-way line, and along the west line of said Lot 7R, a distance of 141.00 feet to a point for corner, being the northeast corner of Lot 13, said Block 10 (Vol. 106, Pg. 118);

THENCE North 89°47'09" West, along the north line of Lots 13, 12, and 11, said Block 10 (Vol. 106, Pg. 118), a distance of 150.00 feet to a point for corner, being the northwest corner of said Lot 11, and being in the east right-of-way line of Currie Street (a 60-foot right-of-way);

THENCE North 00°12'51" East, along the said east right-of-way line, a distance of 16.00 feet to a point for corner, being the southwest corner of Lot 10, said Block 10 (Vol. 106, Pg. 118);

THENCE South 89°47'09" East, along the south line of Lots 10 and 9, said Block 10 (Vol. 106, Pg. 118), and along the south line of aforementioned Lot 8R, Block 10, a distance of 125.00 feet to a 5/8-inch iron rod with "KHA" cap set at the southeast corner of said Lot 8R;

THENCE North 00°12'51" East, along the east line of said Lot 8R, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 5,525 square feet or 0.1268 acres of land, more or less.

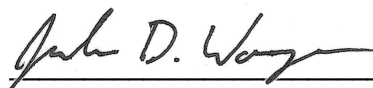
NOTES:

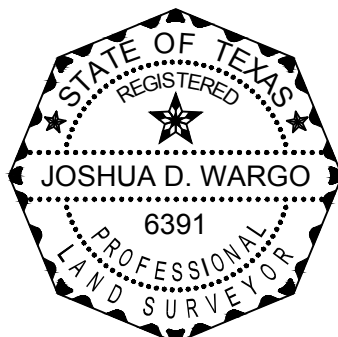
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A survey plat of even survey date herewith accompanies this metes and bounds description.

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

ALLEY ABANDONMENT
WILLIAM BUSSELL SURVEY
ABSTRACT NO. 151
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-962-2193
josh.wargo@kimley-horn.com



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	CRG	JDW	3/14/2023	061313300	1 OF 2



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND

W 6TH STREET

80' RIGHT-OF-WAY
VOL. 106, PG. 117

POB

10'X10' PUBLIC OPEN
SPACE EASEMENT
INST. NO. D219019593

S89°47'09"E
25.00'
3/8" IRF

10'X10' PUBLIC OPEN
SPACE EASEMENT
INST. NO. D219019593

CURRIE STREET

60' RIGHT-OF-WAY
VOL. 106, PG. 117

BLOCK 10
K.M. VAN ZANDTS 2nd ADDITION
VOLUME 106, PAGE 118

JCL WEST 7th STREET, LLC
INST. NO. D218112991

10

9

0.1268 ACRES
5,525 SQ. FT.

10'X10' PUBLIC OPEN
SPACE EASEMENT
INST. NO. D219019593

N0°12'51"E
16.00'

S89°47'09"E 125.00'

LOT 8R, BLOCK 10
K.M. VAN ZANDTS 2nd ADDITION
INST. NO. D219019593
GCP III VAN ZANDTS, LLC
INST. NO. D221069049 N0°12'51"E 125.00'

LOT 7R, BLOCK 10
K.M. VAN ZANDTS
2nd ADDITION
INST. NO. D219019593

GCP III VAN ZANDTS, LLC
INST. NO. D222292902

LOT 7RX, BLOCK 10
K.M. VAN ZANDTS 2nd ADDITION
INST. NO. D219019593

GCP III VAN ZANDTS, LLC
INST. NO. D222292902
ATMOS ENERGY CORPORATION
INST. NO. D219019593

N89°47'09"W 150.00'

BLOCK 10
K.M. VAN ZANDTS 2nd ADDITION
VOLUME 106, PAGE 118

JCL WEST 7th STREET, LLC
INST. NO. D218112991

11

12

LOT 13, BLOCK 10
K.M. VAN ZANTDS
2nd ADDITION
VOL. 106, PG. 118

GCP III SNAP, LLC
INST. NO. D222116398

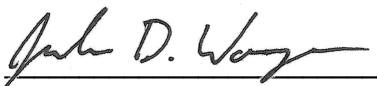
RIGHT-OF-WAY ABANDONED BY
CITY ORDINANCE
NO. 23443-10-2018
16' UTILITY EASEMENT RETAINED
INST. NO. D218237102

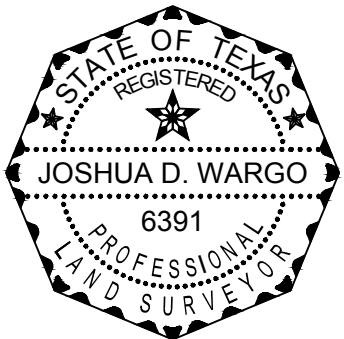
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1" = 30'	CRG	JDW	3/14/2023	061313300	2 OF 2