

LAND DESCRIPTION

BEING a 0.034 acre tract of land within the John Baugh Survey, Abstract Number 115, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found on the south line of Lot 10, Block 45 of North Fort Worth Addition, an addition to the City of Fort Worth, as recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, same being the west corner of Lot 9 and lying on the northeast right-of-way line of N Main Street (Also known as US Highway 287 Business, 100 foot right-of-way);

THENCE North 59 degrees 55 minutes 44 seconds East, departing the northeast right-of-way line of said N Main Street, with the south line of said Lot 10, a distance of 95.00 feet to a point for the northernmost corner of said Lot 9, same being the west right-of-way line of a 10 foot alley, said point being THE POINT OF BEGINNING;

THENCE North 59 degrees 55 minutes 44 seconds East, over, across and upon said Alley, a distance of 10.00 feet to a point for the west corner of Lot 16 of said North Fort Worth Addition from which a 1/2 inch rebar found bears North 59 degrees 55 minutes 44 seconds East, a distance of 95.00 feet;

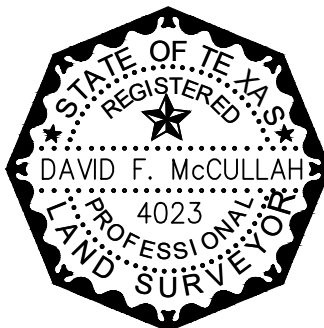
THENCE South 29 degrees 55 minutes 49 seconds East, with the southeast line of said Lots 16, 17 and 18 of said North Fort Worth Addition, a total distance of 150.00 feet to a point on the south corner of said Lot 18, same being a west corner of Lot 19 of said North Fort Worth Addition;

THENCE South 59 degrees 55 minutes 43 seconds West, over, across and upon said alley, a distance of 10.00 feet to a point on the east line of Lot 7 of North Fort Worth Addition;

THENCE North 29 degrees 55 minutes 49 seconds West, with the north line of Lot 7, continuing with the north line of Lot 8 and 9 of said North Fort Worth Addition, a total distance of 150.00 feet to THE POINT OF BEGINNING and containing 1,500 square feet or 0.034 acres of land, more or less.

ALLEY ABANDONMENT

NORTH FORT WORTH ADDITION
JOHN BAUGH SURVEY,
ABSTRACT NO. 115
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS



David F. McCullah
DAVID F. McCULLAH
TEXAS RPLS NO. 4023



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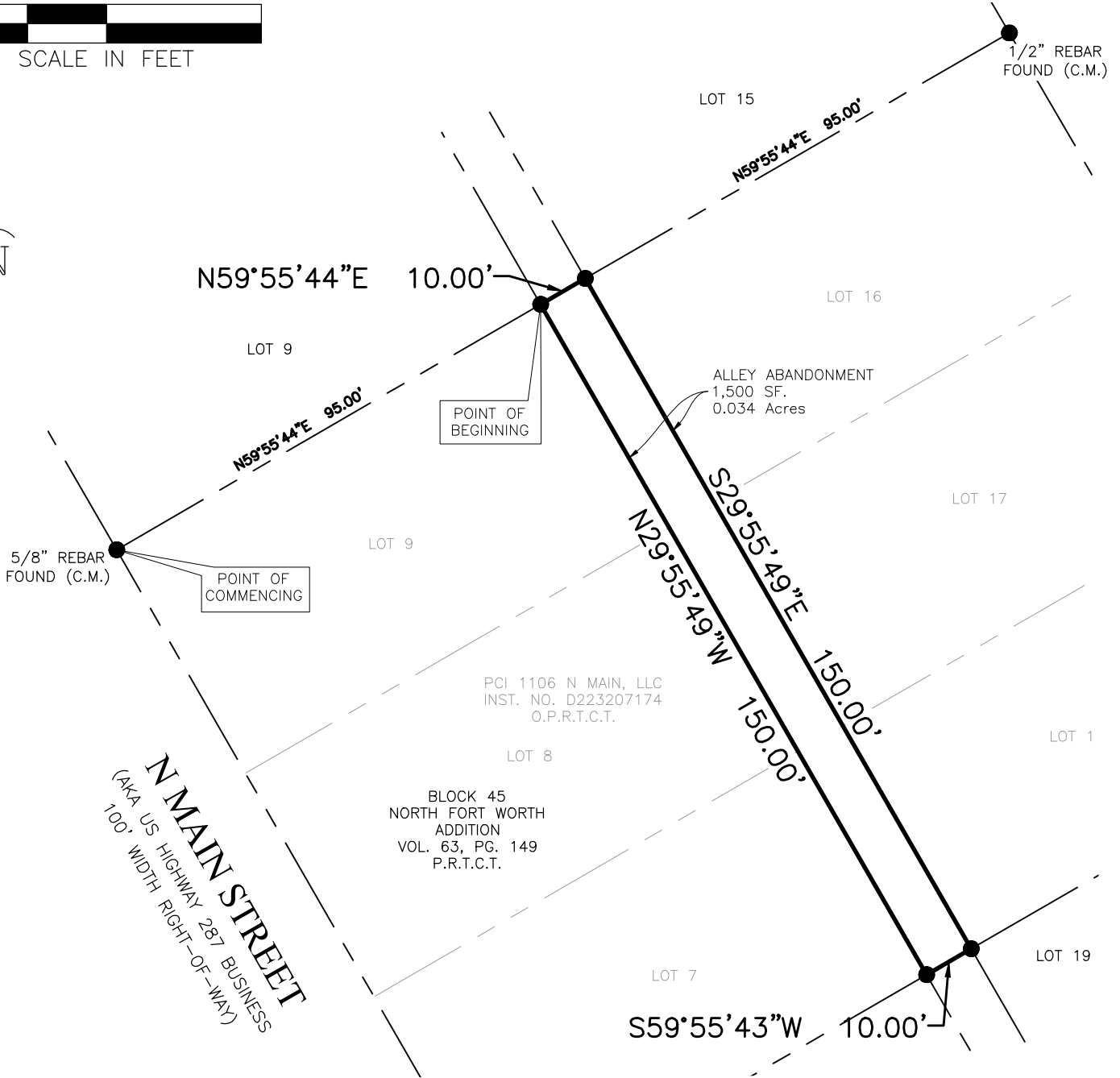
W: TraverseLandSurveying.com
Texas Firm No. 10194631

JOB No. TR-244-24

DRAWN BY: GLC

DATE: 2024.05.28

SCALE: 1"=30'



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.

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