



HORIZONTAL SCALE: 1" = 40'



ELIZABETH BOULEVARD

The subject property has been tied to the Texas Coordinate System, North Central Zone NAD 83, using GPS RTK surveying methods, tied to the SmartNet Network reference Station 2308. Bearings are grid and distances are horizontal ground measurements.

WILLIAM D NORTHERN
ELIZABETH M.E. NORTHERN
D220189618 DRTC

2

3

4

6TH AVENUE

FENCE POST
BEARS
N3°25'02"W
0.51'

EXIST
GARAGE

EX. CURB
EX WM

POB
SET 5/BIN
BRAZED
IRON PN

N0°24'08"W 17.50'

N89°35'52"E 140.00' 1763SF

ALLEY

S0°24'08"E 12.50'

FD 1/2IP

S89°35'52"W 135.00'

S44°35'52"W 7.07'

70'

28

BLOCK 12 5

RYAN PLACE ADDITION
VOL 310 PG 83 DRTC

27

ALLEY

MAP SHOWING
ALLEY VACATION
ADJOINING A PORTION OF
LOTS 3, 4 AND 5 BLOCK 12
RYAN PLACE ADDITION
FORT WORTH TARRANT COUNTY TEXAS
ACCORDING TO THE PLAT RECORDED IN
VOLUME 310 PAGE 83 OF THE
DEED RECORDS OF TARRANT COUNTY
TEXAS



J. B. DAVIES, INC. SURVEYORS
P.O. BOX 6835
FORT WORTH, TEXAS 76115
817-335-3154
TBPLS NO. 10159100

JULY 27, 2022

**BOUNDARY DESCRIPTION FOR
1763 SF TRACT BEING A PORTION
OF THE 12.5FT WIDE ALLEY
ADJOINING LOT 3 ,4 AND 5 BLOCK 12
RYAN PLACE ADDITION
FORT WORTH TARRANT COUNTY TEXAS**

BEING the 12.5ft wide alley adjoining Lots 3, 4 and 5, Block 12, Ryan Place Addition, Fort Worth, Tarrant County, Texas according to the Plat recorded in Volume 310, Page 83 of the Deed Records of Tarrant County, Texas (DRTC), said tract being tied to the Texas Coordinate System, North Central Zone, NAD 83, using RTK surveying methods tied to the SmartNet Network reference Station 2308, bearings are grid and distances are horizontal ground measurements, said tract being more particularly described as follows:

BEGINNING at a set 5/8inch brazed iron pin, being the southeast corner of the said Lot 4 and being the northeast corner of the said 12.5ft wide alley in the west right-of-way of 6th Avenue according to the said plat;

THENCE S0°24'08"E, with the said west line of 6th Avenue, 12.50ft to the northeast corner of said Lot 5;

THENCE S89°35'52"W, with the north line of the said Lot 5, 135.00ft to a found 1/2inch iron pin;

THENCE S44°35'52"W, 7.07ft to a point in the east line of a 15ft wide alley according to the said plat and being the southerly northwest corner of the said Lot 5;

THENCE N0°24'08"W, 17.5ft to a point in the south line of the said Lot 3 from which a fence post bears N3°25'02"W, 0.51ft;

THENCE N89°35'52"E, with the south line of the said Lots 3 and 4, 140.00ft to the place of beginning and containing 1,763 square feet of land.

J B Davies Inc
July 27, 2022
TxBPE&LS
FIRM No 10159100

