

**LIVE OAK CONNECTOR**  
**PARCEL No. 26**  
**D.O.E. No. 6117**  
**INTERSECTION OF FIRST STREET AND HAYS STREET**  
**R. BRIGGS SURVEY, ABSTRACT No. 116**

**EXHIBIT "A"**

Being a 0.199 acre tract of land situated in the R. Briggs Survey, Abstract No. 116 in the City of Fort Worth, Tarrant County, Texas, said 0.199 acre tract of land being a portion of the existing right-of-way of First Street (a 60.0' right-of-way), said 0.199 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Brooks Baker" found for the west corner of Lot 1, Block 17 of the Moore-Thornton and Company Addition, an addition to the City of Fort Worth, Tarrant County, Texas, an unrecorded subdivision, said 5/8 inch iron rod with cap stamped "Brooks Baker" being the west corner of a 0.407 acre tract of land (by deed) deeded to the City of Fort Worth, Tarrant County, Texas as recorded in County Clerk's File No. D218009742 of the Deed Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "Brooks Baker" also being the intersection of the southeast right-of-way line of said First Street with the northeast right-of-way line of Hays Street (a 60.0' right-of-way), from which a 5/8 inch iron rod with cap stamped "Brooks Baker" found for the north corner of Lot 3 of said Block 17 bears North 59 degrees 22 minutes 00 seconds East, a distance of 200.13 feet, said 5/8 inch iron rod with cap stamped "Brooks Baker" being the north corner of a 0.487 acre tract of land (by deed) deeded to Fort Worth Transportation Authority as recorded in County Clerk's File No. D216243961 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped "Brooks Baker" also being the intersection of the southeast right-of-way line of said First Street with the southwest right-of-way line of Live Oak Street (a 60.0' right-of-way);

**THENCE** South 59 degrees 27 minutes 00 seconds West, a distance of 60.00 feet to a point for the north corner of Lot 3, Block 16 of said Moore Thornton and Company Addition, said point also being the intersection of the southeast right-of-way line of said First Street with southwest right-of-way line of said Hays Street;

**THENCE** South 59 degrees 24 minutes 30 seconds West, with the northwest line of said Lot 3 and with the southeast right-of-way line of said First Street, a distance of 94.86 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

**THENCE** North 12 degrees 21 minutes 58 seconds West, a distance of 63.35 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the southeast line of Lot 4 of Block 10 of said Moore-Thornton and Company Addition, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the northwest right-of-way line of said First Street;

**THENCE** North 59 degrees 32 minutes 26 seconds East, with the southeast line of said Lot 4 and with the northwest right-of-way line of said First Street, a distance of 75.00 feet to a point for the east corner of said Lot 4, said point also being the intersection of the northwest right-of-way line of said First Street with the southwest right-of-way line of said Hays Street;

**THENCE** North 60 degrees 47 minutes 55 seconds East, a distance of 60.12 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the south corner of Lot 2 of Block 11 of said Moore Thornton and Company Addition, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the northwest right-of-way line of said First Street with the northeast right-of-way line of said Hays Street;

**THENCE** South 30 degrees 32 minutes 10 seconds East, a distance of 58.59 feet to the **POINT OF BEGINNING** and containing 8,665 square feet or 0.199 acres of land, more or less.

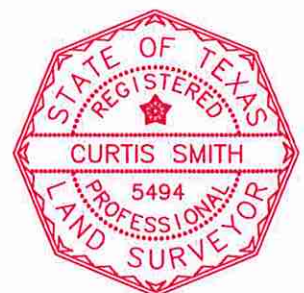
**Notes:**

- (1) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83(CORS96, EPOCH 2009), The North Central Zone 4202, all distances and areas shown are surface utilizing a TXDOT grid to surface scale factor of 1.00012.
- (2) A plat of even survey date herewith accompanies this legal description.
- (3) On the Ground Survey Date: February, 2009.

Date: January 24, 2020



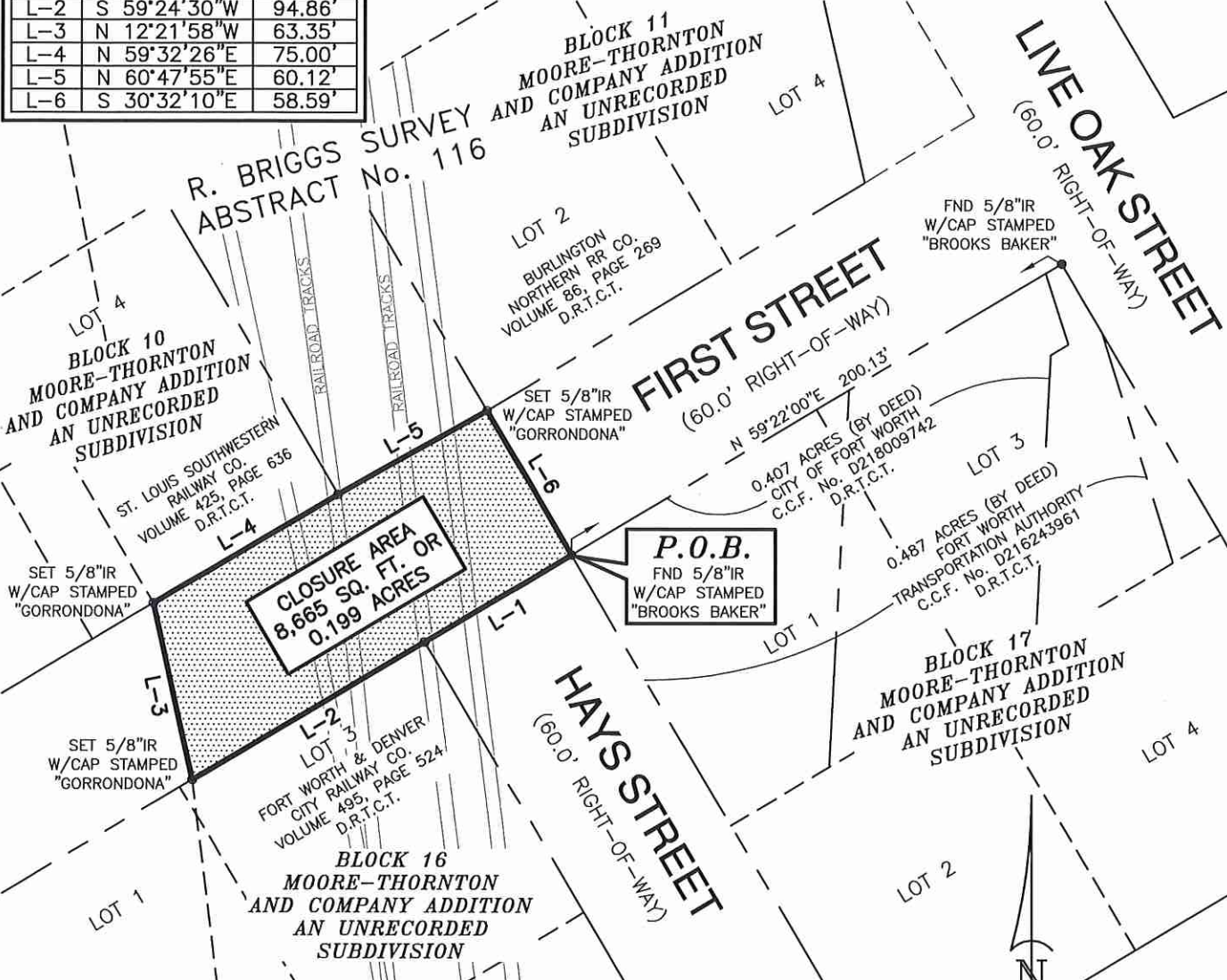
Curtis Smith  
Registered Professional Land Surveyor No. 5494  
Firm No. 10106900



# EXHIBIT "B"

PARCEL No. 26

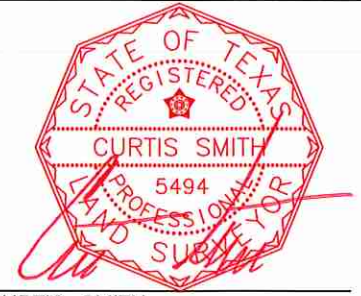
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 59°27'00"W	60.00'
L-2	S 59°24'30"W	94.86'
L-3	N 12°21'58"W	63.35'
L-4	N 59°32'26"E	75.00'
L-5	N 60°47'55"E	60.12'
L-6	S 30°32'10"E	58.59'



NOTES:  
 1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83(CORS96, EPOCH 2009), THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A TXDOT GRID TO SURFACE SCALE FACTOR OF 1.00012.  
 2. A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.  
 3. ON THE GROUND SURVEY DATE: FEBRUARY 2009.

**FORT WORTH** *City of Fort Worth*  
 1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
 A  
 STREET CLOSURE  
 BEING A PORTION OF  
 FIRST STREET  
 SITUATED IN THE  
 R. BRIGGS SURVEY, ABSTRACT No. 116  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



PROJECT: LIVE OAK CONNECTOR		D.O.E No. 6117
CLOSURE AREA: 8,665 SQUARE FEET OR 0.199 ACRES		
JOB NO. 0808-3223	DRAWN BY: JPH	CAD FILE: 26 VACATION.DWG
DATE: JANUARY 24, 2020	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 60'
GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SO. FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768		

CURTIS SMITH  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5494 TEXAS FIRM No. 10106900



**LIVE OAK CONNECTOR**

**PARCEL No. 27**

**D.O.E. No. 6117**

**INTERSECTION OF PEACH STREET AND NORTH LIVE OAK STREET**

**R. BRIGGS SURVEY, ABSTRACT No. 116**

**EXHIBIT "A"**

Being a 0.233 acre tract of land situated in the R. Briggs Survey, Abstract No. 116 in the City of Fort Worth, Tarrant County, Texas, said 0.233 acre tract of land being a portion of the existing right-of-way of Peach Street (a variable width right-of-way), said 0.233 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 2 inch pipe in concrete found for the south corner of Lot 31, Block 162 of the Moore-Thornton and Company Addition, an addition to the City of Fort Worth, Tarrant County, Texas, an unrecorded subdivision, said 2 inch pipe in concrete also being the intersection of the northwest right-of-way line of said Peach Street with the northeast right-of-way line of N. Hampton Street (a 60.0' right-of-way); **THENCE** North 59 degrees 34 minutes 47 seconds East, with the southeast line of said Block 162 and with the northwest right-of-way line of said Peach Street, passing at a distance of 50.00 feet, a 2 inch pipe in concrete found for the east corner of said Lot 31, said 2 inch pipe in concrete being the south corner of Lot 32 of said Block 162, passing at a distance of 261.88 feet, a 5/8 inch iron rod with cap (illegible) found for reference, in all, a distance of 410.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the **POINT OF BEGINNING** of the herein described 0.233 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being the east corner of Lot 3 of said Block 162, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" also being the south corner of Lot 4 of said Block 162;

**THENCE** North 59 degrees 34 minutes 47 seconds East, with the southeast line of said Block 162 and with the northwest right-of-way line of said Peach Street, passing at a distance of 28.00 feet, a point for the east corner of said Lot 4, in all, a distance of 178.88 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner in the westerly right-of-way line of North Live Oak Street (a 70.75' right-of-way);

**THENCE** South 18 degrees 15 minutes 34 seconds East, with the westerly right-of-way line of said North Live Oak Street, a distance of 58.28 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for corner;

**THENCE** South 59 degrees 34 minutes 47 seconds West, passing at a distance of 98.90 feet, a point for the north corner of Lot 23, Block 2 of the Schwartz Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 38, Page 8 of the Plat Records of Tarrant County, Texas, said point being in the southeast right-of-way line of said Peach Street, in all, a distance of 177.09 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the west corner of said Lot 23, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" also being the north corner of Lot 24 of said Block 2;

**THENCE** North 19 degrees 59 minutes 19 seconds West, a distance of 57.92 feet to the **POINT OF BEGINNING** and containing 10,139 square feet or 0.233 acres of land, more or less.

**Notes:**

- (1) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83(CORS96, EPOCH 2009), The North Central Zone 4202, all distances and areas shown are surface utilizing a TXDOT grid to surface scale factor of 1.00012.
- (2) A plat of even survey date herewith accompanies this legal description.
- (3) All corners are a set 5/8"iron rod with cap stamped "GORRONDONA & ASSOCIATES" unless otherwise noted.

Date: January 24, 2020



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Curtis Smith  
Registered Professional Land Surveyor No. 5494  
Firm No. 10106900





# EXHIBIT "B"

PARCEL No. 27



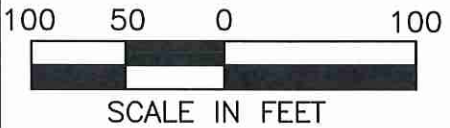
**P.O.C.**  
FND 2" PIPE  
IN CONCRETE

**P.O.B.**  
SET 5/8" IR W/CAP  
STAMPED "GORRONDONA  
& ASSOCIATES"

**CLOSURE AREA**  
10,139 SQ. FT. OR  
0.233 ACRES

LINE	BEARING	DISTANCE
L-1	N 59°34'47"E	178.88'
L-2	S 18°15'34"E	58.28'
L-3	S 59°34'47"W	177.09'
L-4	N 19°59'19"W	57.92'

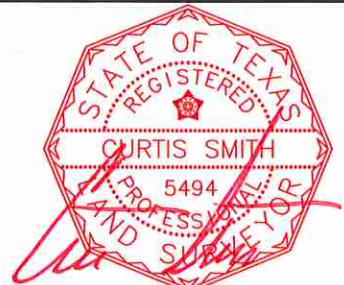
**NOTES:**  
 1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83(CORS96, EPOCH 2009), THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A TXDOT GRID TO SURFACE SCALE FACTOR OF 1.00012.  
 2. A LEGAL DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS PLAT.  
 3. ALL CORNERS ARE A SET 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES" UNLESS OTHERWISE NOTED.



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
 A  
**STREET CLOSURE**  
 BEING A PORTION OF  
**PEACH STREET**  
 SITUATED IN THE  
**R. BRIGGS SURVEY, ABSTRACT No. 116**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**



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CLOSURE AREA: 10,139 SQUARE FEET OR 0.233 ACRES	
JOB NO. 0808-3223	DRAWN BY: JPH
DATE: JANUARY 24, 2020	EXHIBIT B PAGE 1 OF 1
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