

**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION**

BEING a 1,191 square foot (0.0273 acre) tract of land situated in the J.A. Bowers Survey, Abstract No. 87, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 18-R-2, Block 143, Chamberlin Arlington Heights First Filing, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 10710 of the Plat Records, Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap found at the intersection of the east right-of-way line of Horne Street (a 64-foot wide right-of-way) and the south right-of-way line of W Rosedale Street (a variable width right-of-way);

THENCE North 44°09'21" East, along the said south right-of-way line of W Rosedale Street, a distance of 16.27 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 02°28'59" West, departing the said south right-of-way line of W Rosedale Street, a distance of 25.20 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 00°05'56" West, a distance of 72.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 00°31'05" West, a distance of 28.53 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner at the intersection of the north right-of-way line of Lovell Avenue (a 80-foot wide right-of-way) and the said east right-of-way line of Horne Street;

THENCE North 44°55'37" West, a distance of 14.14 feet to a point for corner;

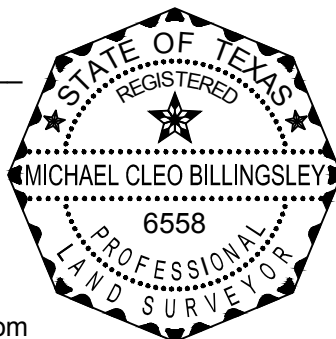
THENCE North 00°04'20" East, along the said east right-of-way line of Horne Street, a distance of 105.00 feet to the **POINT OF BEGINNING** and containing 1,191 square feet or 0.0273 acres of land, more or less.

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 & bounds description.

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

MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



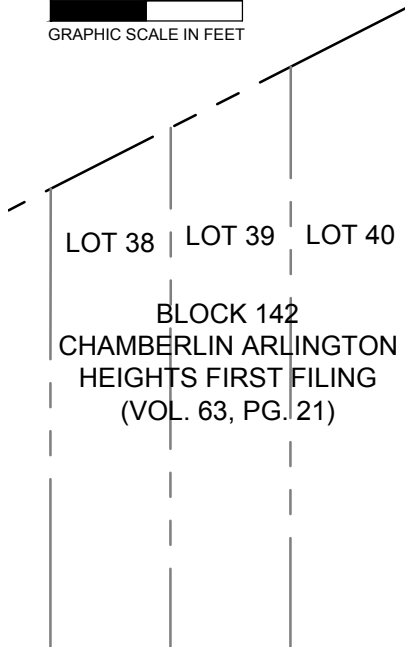
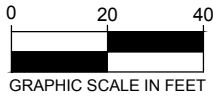
RIGHT-OF-WAY DEDICATION
PART OF LOT 18-R-2, BLOCK 143
CHAMBERLIN ARLINGTON
HEIGHTS FIRST FILING
J.A. BOWERS SURVEY
ABSTRACT NO. 87
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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	CDP	MCB	10/31/2024	061018436	1 OF 2



LOVELL AVENUE

(A 80-FOOT WIDE RIGHT-OF-WAY)

LEGEND

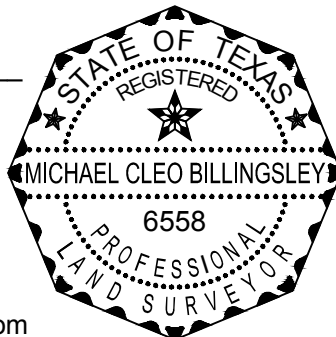
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202).
A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor,
hereby certifies that this plat of survey accurately
sets out the metes and bounds of the right-of-way tract.

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W. ROSEDALE STREET
(A VARIABLE WIDTH RIGHT-OF-WAY)

HORNE STREET
(A 64-FOOT WIDE RIGHT-OF-WAY)

LOT 18-R-2, BLOCK 143
CHAMBERLIN ARLINGTON HEIGHTS
FIRST FILING
(CAB. A, SL. 10710)

STORE CAPITAL ACQUISITIONS, LL
2410 LILLYVALE AVE
LOS ANGELES, CA 90032
(INST. NO. D214213357)

**RIGHT-OF-WAY
DEDICATION
0.0273 ACRES
1,191 SQ. FT.**

LINE TABLE

NO.	BEARING	LENGTH
L1	N44°09'21"E	16.27'
L2	S02°28'59"W	25.20'
L3	S00°05'56"W	72.98'
L4	S00°31'05"W	28.53'
L5	N44°55'37"W	14.14'
L6	N00°04'20"E	105.00'

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1" = 40'	CDP	MCB	10/31/2024	061018436	2 OF 2