

GRACE AVENUE

(55' R-O-W)

POINT OF BEGINNING
MAG NAIL FOUND

ALLEN TUCKER
DOC. NO. D20533003
D.R.T.C.T.

LOT 1, BLOCK 7
NIES & ROUSE
ADDITION
VOL. 204-A, PG. 111
P.R.T.C.T.

RECOVERY RESOURCE COUNCIL, INC.
DOC. NO. D216189549
D.R.T.C.T.

LOT 2
BLOCK 7

**ALL OF A
10' ALLEY
2500 SF**

RECOVERY RESOURCE COUNCIL, INC.
DOC. NO. D216189549
D.R.T.C.T.

LOT 3
BLOCK 7

NIES & ROUSE ADDITION
VOL. 204-A, PG. 111
P.R.T.C.T.

RECOVERY RESOURCE COUNCIL, INC.
DOC. NO. D215058184
D.R.T.C.T.

LOT 4
BLOCK 7

RECOVERY RESOURCE COUNCIL, INC.
DOC. NO. D216189549
D.R.T.C.T.

LOT 5
BLOCK 7

1/2" IRON
ROD FOUND

L1

MAG NAIL
FOUND

LOT 10
BLOCK 7

LOT 9
BLOCK 7

LOT 8
BLOCK 7

LOT 7
BLOCK 7

NIES & ROUSE ADDITION
VOL. 204-A, PG. 111
P.R.T.C.T.

RECOVERY RESOURCE
COUNCIL, INC.
DOC. NO. D216189549
D.R.T.C.T.

LOT 6
BLOCK 7

LEGEND

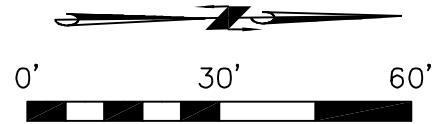
- 1/2" IRON ROD SET
w/CAP "RPLS 5544"
UNLESS OTHERWISE NOTED.

NOTE:

THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.



SCALE: 1" = 30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°33'40"W	10.00'
L2	N00°33'40"E	10.00'

BLANDIN STREET

(50' R-O-W)



300 E. RENFRO STREET, STE. 300
BURLESON, TX 76028
817-357-2230
TBPELS FIRM NO. 10194853

AN EXHIBIT SHOWING A PORTION OF A
10' ALLEY
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

SHT. NO.
1 OF 2

DATE: 03-14-24

DRAWN: J.A.F.

CHECKED: M.P.

CWC JOB No. 20240002-02

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE ATKIN McLEMORE SURVEY, ABSTRACT NO. 1056, TARRANT COUNTY, TEXAS, BEING ALL OF A 10' ALLEY, BLOCK 7, NIES AND ROUSE ADDITION, ACCORDING TO THAT PLAT RECORDED IN VOLUME 204-A, PAGE 111, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF GRACE AVENUE (55' R-O-W) FOR THE SOUTHWESTERLY CORNER OF LOT 10, BLOCK 7, OF SAID NIES AND ROUSE ADDITION;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 89°26'20" E, A DISTANCE OF 250.00 FEET TO A MAG NAIL FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF BLANDIN STREET (50' R-O-W) FOR THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 7, OF SAID NIES AND ROUSE ADDITION;

THENCE S 00°33'40" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 7, OF SAID NIES AND ROUSE ADDITION;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE N 89°26'20" W, A DISTANCE OF 250.00 FEET TO 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 7, OF SAID NIES AND ROUSE ADDITION;

THENCE LEAVING SAID NORTHERLY LINE OF SAID LOT 1, BLOCK 7, N 00°33'40" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2500 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

PREPARED BY ME OR UNDER MY DIRECTION.



Matt Powell
MATT POWELL

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 03/14/24

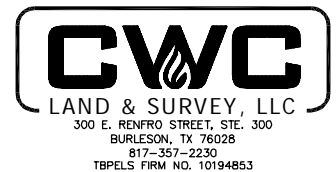


EXHIBIT "A"

SHT. NO.
2 OF 2

DATE: 03-14-24

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