

LEGAL DESCRIPTION

BEING a 0.0466 acre (2,029 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of a 20-foot alley as shown on the plat of North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "SPOONER & ASSOCIATES" cap found at the southeast corner of Lot 20, Block 40, said North Fort Worth Addition, and being in the intersection of the north line of the said 20-foot alley and the west right-of-way line of North Calhoun Street, a 70-foot right-of-way;

THENCE South 30°07'24" East, along the said west right-of-way line, a distance of 10.00 feet to the **POINT OF BEGINNING**;

THENCE South 30°07'24" East, continuing along the said west right-of-way line, a distance of 10.00 feet to a point for corner, being the northeast corner of Block E, said North Fort Worth Addition, and being in the intersection of the said west right-of-way line and the south line of the said 20-foot alley, and being the beginning of a non-tangent curve to the right with a radius of 670.00 feet, a central angle of 17°20'57", and a chord bearing and distance of South 68°08'41" West, 202.10 feet, from which a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found for the northeast corner of Lot 1-R, Block 29, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-129, Page 6, said Plat Records, and being in the intersection of the said west right-of-way line and the south right-of-way line of Northeast 7th Street, a 60-foot right-of-way, bears South 30°07'24" East, a distance of 778.21 feet;

THENCE in a southwesterly direction, along the south line of the said 20-foot alley and the north line of said Block E, and along the said non-tangent curve to the right, an arc distance of 202.87 feet to a point for corner, being the northwest corner of said Block E, and being in the intersection of the south line of the said 20-foot alley and the east right-of-way line of North Commerce Street, a 70-foot right-of-way, from which a 5/8-inch iron rod found for the southwest corner of Lot 1, Block 34, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 117, said Plat Records, and being in the intersection of the said east right-of-way line, and the north right-of-way line of said Northeast 7th Street bears South 30°07'24" East, a distance of 747.27 feet;

THENCE North 30°07'24" West, along the said east right-of-way line, a distance of 10.46 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 660.00 feet, a central angle of 17°37'12", and a chord bearing and distance of North 68°16'26" East, 202.17 feet;


THENCE in a northeasterly direction, departing the said east right-of-way line, and along the said non-tangent curve to the left, an arc distance of 202.97 feet to the **POINT OF BEGINNING** and containing 2,029 square feet or 0.0466 acres of land, more or less.

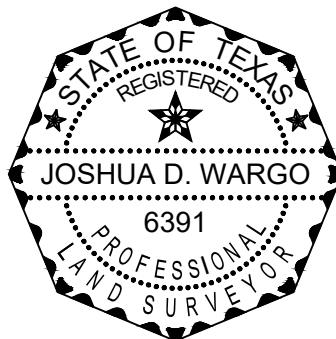
NOTES

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 and bounds description.

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

**RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**


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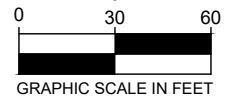
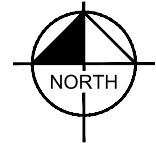
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	5/1/2025	061059016	1 OF 2

LOTS 1-10 & 11-20, BLOCK 40
NORTH FORT WORTH ADDITION
VOL. 63, PG. 149

TRACT 2
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699

P.O.C.

P.O.B.



NORTH COMMERCE ST.
(70' RIGHT-OF-WAY)

NORTH CALHOUN ST.
(70' RIGHT-OF-WAY)

0.0466 ACRES
2,029 SQ. FT.

BLOCK E
NORTH FORT WORTH ADDITION
VOL. 63, PG. 149

TARRANT COUNTY
VOL. 619, PG. 627

"SPOONER & ASSOCIATES"

1/2" IRFC

C2

C1

20 ALLEY
VOL. 63, PG. 149

S30°07'24"E

747.27'

S30°07'24"E

778.21'

NORTHEAST 8TH ST.
(VARIABLE WIDTH RIGHT-OF-WAY)

NORTHEAST 7TH ST.
(60' RIGHT-OF-WAY)

1/2" IRFC "BRITTAIN & CRAWFORD"
NORTHEAST CORNER OF LOT 1-R, BLOCK
29 NORTH FORT WORTH ADDITION
VOL. 388-129, PG. 6

5/8" IRF
SOUTHWEST CORNER OF LOT 1, BLOCK 34,
NORTH FORT WORTH ADDITION
VOL. 204A, PG. 117

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND

LINE TABLE

NO.	BEARING	LENGTH
L1	S30°07'24"E	10.00'
L2	S30°07'24"E	10.00'
L3	N30°07'24"W	10.46'


CURVE TABLE

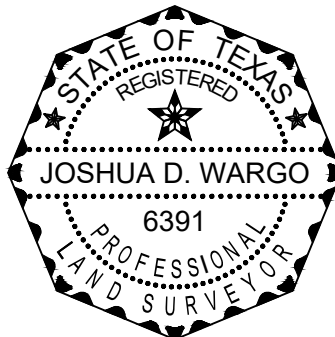
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°20'57"	670.00'	202.87'	S68°08'41"W	202.10'
C2	17°37'12"	660.00'	202.97'	N68°16'26"E	202.17'

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).
Coordinates have been scaled to surface values using a surface adjustment factor of 1.000137529. A metes and bounds description of even survey date herewith accompanies this survey plat.

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


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1" = 60'	CRG	JDW	5/1/2025	061059016	2 OF 2