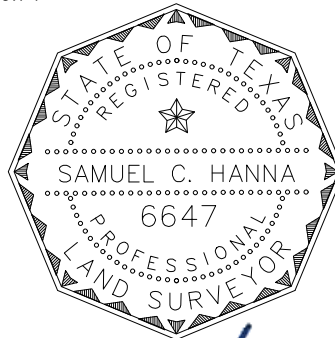


CLIENT:
 Paulos Properties
 6708 Ashbrook Drive, Fort Worth, TX 76132

SURVEYOR:
 Hanna Surveying and Engineering, LLC
 7275 Pecan Court
 Mansfield, Texas 76063
 Ph: 682-553-9474
 FIRM NO. 10194633

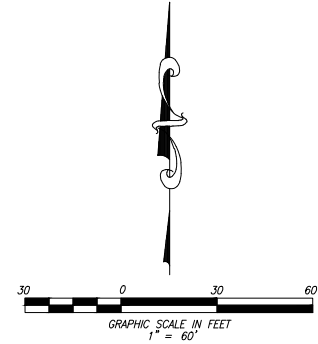
- * NOTES ***
1. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
 2. CONTROLLING MONUMENTS ARE AS NOTED.
 3. ALL CAPPED IRON RODS SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".



[Signature]

05/05/2021

* LEGEND *	
PROPERTY LINE	---
EASEMENT	---
FENCE	x
GAS LINE	gas
OVERHEAD ELEC	ohe
WATER LINE	w
STORM DRAIN	sd
ASPHALT PAVEMENT	##
CURB AND GUTTER	---
* LEGEND *	
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
X-CUT	"X" CUT ON CONCRETE
(C.M.)	CONTROLLING MONUMENT
PFC	POINT FOR CORNER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
INST#	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
NTS	NOT TO SCALE
NG	NATURAL GROUND
BFE	FEMA BASE FLOOD ELEVATION
SSMH	SANITARY SEWER MANHOLE



Cedar St ROW and Public Alley Vacation Exhibit Map

Texas & Pacific
 Railway Co. Addition
 Fort Worth, TX
 Sheet 1 of 2

STATE OF TEXAS:
COUNTY OF TARRANT:

LEGAL DESCRIPTION

RIGHT OF WAY VACATION; THE REMAINDER OF CEDAR STREET, A DEDICATED PUBLIC ALLEY IN CEDAR STREET, AND THE DEDICATED PUBLIC ALLEY CONTAINED BY BLOCK 92, OF THE TEXAS AND PACIFIC (T&P) RAILWAY COMPANY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 107, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "BROOKES BAKER", LOCATED AT THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF EAST PRESIDIO STREET AND THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BLOCK 89 OF SAID TEXAS AND PACIFIC RAILWAY COMPANY ADDITION;

THENCE FOLLOWING THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET NORTH 00 DEGREES 39 MINUTES 21 SECONDS WEST A DISTANCE OF 81.28 FEET TO A POINT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF LOTS 9C AND 10C, BLOCK 89, AS DEDICATED TO PAULOS PROPERTIES, LLC IN DEED AS RECORDED IN INSTRUMENT D220251024 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST A DISTANCE OF 40.74 FEET TO A POINT, SAID POINT BEING THE MOST SOUTHWESTERN CORNER OF A PUBLIC ALLEY AS DEDICATED BY PLAT AND RECORDED IN INSTRUMENT NO. D217106827, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DEDICATED PUBLIC ALLEY NORTH 00 DEGREES 39 MINUTES 21 SECONDS WEST A DISTANCE OF 101.28 FEET TO A POINT, SAID POINT BEING THE MOST NORTHWESTERN CORNER OF SAID PUBLIC ALLEY;

THENCE FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DEDICATED PUBLIC ALLEY NORTH 89 DEGREES 30 MINUTES 06 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1R AS SHOWN IN A REPLAT OF THE T&P RAILWAY COMPANY ADDITION AND RECORDED BY INSTRUMENT NO. D186001856, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A 20.00 FOOT PUBLIC ALLEY ACROSS BLOCK 92 AS DEDICATED BY SAID T&P RAILWAY ADDITION PLAT;

THENCE FOLLOWING ALONG THE NORTHERN LINE OF SAID DEDICATED PUBLIC ALLEY NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST, PASSING A 5/8 INCH IRON ROD FOUND AT A DISTANCE OF 165.00 FEE, CONTINUING A TOTAL DISTANCE OF 400.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 92 OF SAID T&P RAILWAY COMPANY ADDITION PLAT, SAID POINT ALSO BEING IN THE WESTERN RIGHT-OF-WAY LINE OF POPLAR STREET;

THENCE FOLLOWING THE WEST RIGHT-OF-WAY OF POPLAR STREET SOUTH 00 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 92 OF SAID T&P RAILWAY COMPANY ADDITION PLAT;

THENCE DEPARTING THE WEST RIGHT-OF-WAY OF POPLAR STREET AND FOLLOWING ALONG THE SOUTHERN LINE OF SAID DEDICATED PUBIC ALLEY SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST A DISTANCE OF 400.00 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 16, BLOCK 92 OF SAID T&P RAILWAY COMPANY ADDITION PLAT;

THENCE FOLLOWING ALONG THE WESTERN LINE OF SAID LOT 16 SOUTH 00 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 162.50 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF BLOCK 92 OF SAID T&P RAILWAY COMPANY ADDITION PLAT, SAID POINT ALSO LYING IN THE NORTH RIGHT-OF-WAY LINE OF EAST PRESIDIO STREET;

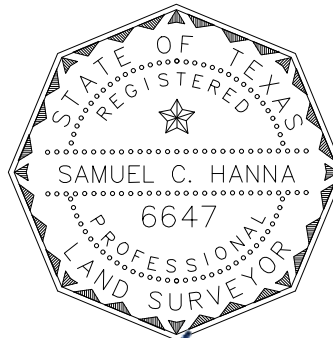
THENCE FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF EAST PRESIDIO STREET SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST A DISTANCE OF 60.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,961.80 SQUARE FEET OR 0.343 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF TARRANT:

SURVEYOR'S CERTIFICATE

This survey was performed with the benefit of a Title Commitment. The field work was completed on 25 February 2021.

seal



Samuel C. Hanna

May 05, 2021

Date:

Cedar St ROW Vacation
Exhibit Map

Texas & Pacific
Railway Co. Addition
Fort Worth, TX
Sheet 2 of 2

CLIENT:
Paulos Properties
6708 Ashbook Drive, Fort Worth, TX 76132

SURVEYOR:
Hanna Surveying and Engineering, LLC
7275 Pecan Court
Mansfield, Texas 76063
Ph: 682-553-9474
FIRM NO. 10194633

