

ABANDONED ROW DESCRIPTION

A 0.282 ACRE TRACT OF LAND, CALLED KAREN STREET (A 50' RIGHT-OF-WAY, (R.O.W.), IN THE BROADMOOR ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-E, PAGE 20, PLAT RECORDS TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, IN THE POINT OF INTERSECTION OF THE NORTHWEST CORNER OF SAID KAREN STREET, AND THE SOUTH LINE OF MARYDEAN AVENUE, A 50' WIDE R.O.W., SAME BEING THE NORTHEAST CORNER OF BLOCK 17, OF SAID BROADMOOR ADDITION;

THENCE, WITH THE COMMON LINE BETWEEN SAID KAREN STREET, AND WITH SAID MARYDEAN AVENUE, S 73°30'58" E, A DISTANCE OF 82.56 FEET, TO THE NORTHWEST CORNER OF BLOCK 16, OF SAID BROADMOOR ADDITION, IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET;

THENCE, WITH THE COMMON LINE BETWEEN SAID KAREN STREET, AND WITH SAID BLOCK 16, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, S 51°19'42" W, 37.40 FEET, AN ARC LENGTH OF 42.25 FEET;
2. S 00°49'02" W, A DISTANCE OF 200.00 FEET, TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF JULIE AVENUE, A 50' WIDE R.O.W.;

THENCE, WITH THE COMMON LINE BETWEEN SAID KAREN STREET, AND WITH SAID JULIE AVENUE, N 89°47'06" W, A DISTANCE OF 50.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID BLOCK 17;

THENCE, WITH THE COMMON LINE BETWEEN SAID KAREN STREET, AND WITH SAID BLOCK 17, N 00°40'19" E, A DISTANCE OF 246.60 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 0.282 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S.NO. 6084 ON AUGUST 29, 2018.

EXHIBIT "A"

**ABANDONMENT OF KAREN STREET
FROM JULIE AVENUE TO MARYDEAN AVENUE
A 0.282 ACRE TRACT OF LAND, IN THE
BROADMOOR ADDITION, AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY,
TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 388-E, PAGE 20, PLAT RECORDS
TARRANT COUNTY, TEXAS**

SHEET 2 OF 2

SJ Hoff

01/05/2022

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
PELS FIRM NO. 10184400 SHELBY@GSISURVEY.COM

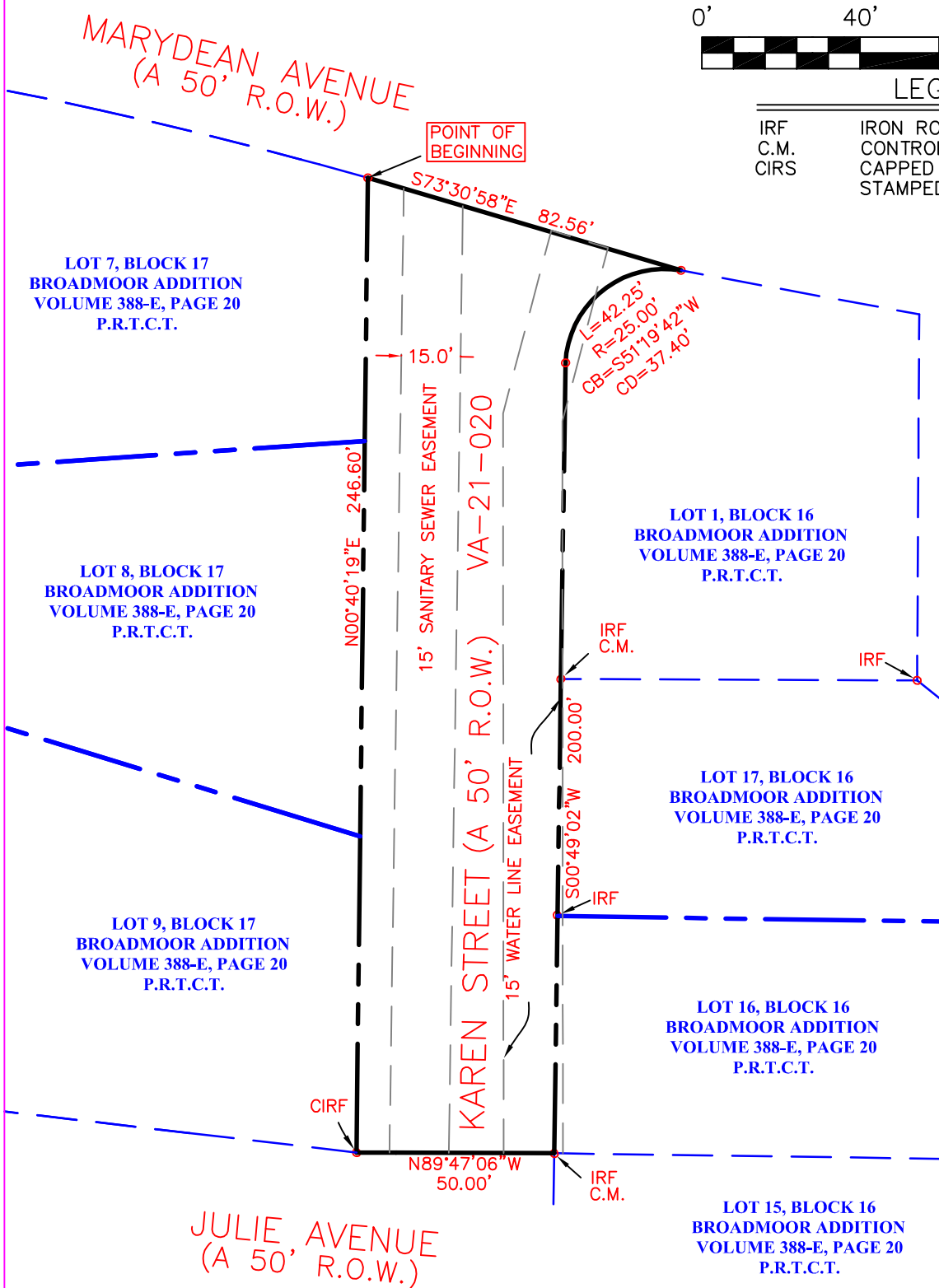
Scale: 1"=40'	Date: 01/04/22	DWG: 2018454-RW ABN
Drawn: OF	Checked: SJH	Job: 2018-454

0' 40' 80' 120'



LEGEND

IRF IRON ROD FOUND
C.M. CONTROLLING MONUMENT
CIRS CAPPED IRON ROD SET
STAMPED "GSI SURVEYING"



SHEET 1 OF 2

JULIE AVENUE
(A 50' R.O.W.)

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