

## LEGAL DESCRIPTION

### TRACT 1

**BEING** a 0.2640 acre (11,499 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635 and the M. Jobe Survey, Abstract No. 886, Tarrant County, Texas, and being a portion of a 19-foot alley dedicated by the plat of M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 18 & 19, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at a railroad spike found for the southwest corner of Block 66, said M.G. Ellis Addition, and being in the intersection of the north right-of-way line of Northeast 29th Street, a 58-foot right-of-way, and the east right-of-way line of North Main Street, a 78-foot right-of-way;

**THENCE** North 89°46'25" East, along the said north right-of-way line, a distance of 139.60 feet to the **POINT OF BEGINNING**, being the southeast corner of Lot 24, Block 66, said M.G. Ellis Addition, from which a mag nail found bears South 70°18'41" East, a distance of 3.65 feet;

**THENCE** North 15°18'26" West, departing the said north right-of-way line, and along the west line of the said 19 foot alley, a distance of 599.98 feet to a point for corner, being the northeast corner of Lot 13, said Block 66, and being in the south right-of-way line of Northeast 30th Street, a 58 foot right-of-way;

**THENCE** North 89°46'25" East, along the said south right-of-way line, a distance of 19.85 feet to a point for corner, being the northwest corner of Lot 12, said Block 66, from which a 1/2-inch iron rod with "TEXAS SURVEYING INC" cap found bears North 18°25'18" East, a distance of 0.44 feet;

**THENCE** South 15°18'26" East, departing the said south right-of-way line, and along the east line of the said 19 foot alley, a distance of 599.98 feet to a point for corner, being the southwest corner of Lot 1, said Block 66, in the said north right-of-way line of Northeast 29th Street, from which a mag nail found bears North 49°59'41" East, a distance of 0.61 feet;

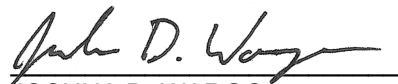
**THENCE** South 89°46'25" West, along the said north right-of-way line, a distance of 19.85 feet to the **POINT OF BEGINNING** and containing 11,499 square feet or 0.2640 acres of land, more or less.

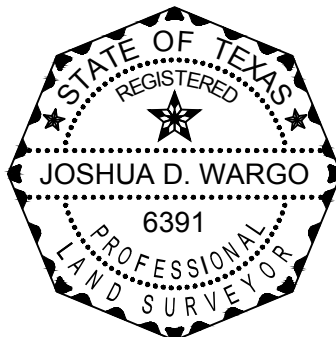
### NOTES

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 abandonment tract.

RIGHT-OF-WAY ABANDONMENT  
PORTION OF NORTH COMMERCE  
STREET AND  
PORTION OF A 19-FOOT WIDE ALLEY  
W. GRAY SURVEY, ABSTRACT NO. 635  
M. JOBE SURVEY, ABSTRACT NO. 886  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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**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	CRG	JDW	7/1/2025	061292004	1 OF 5

## LEGAL DESCRIPTION

### TRACT 2

**BEING** a 1.3938 acre (60,713 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635 and the M. Jobe Survey, Abstract No. 886, Tarrant County, Texas, and being a portion of North Commerce Street, a 58-foot right-of-way, and being more particularly described as follows:

**COMMENCING** at a railroad spike found for the southwest corner of Block 66, M.G. Ellis Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 18 & 19, Plat Records, Tarrant County, Texas, and being in the intersection of the north right-of-way line of Northeast 29th Street, a 58-foot right-of-way, and the east right-of-way line of North Main Street, a 78-foot right-of-way;

**THENCE** North 89°46'25" East, along the said north right-of-way line, a distance of 299.05 feet to the **POINT OF BEGINNING**, being the southeast corner of Lot 1, said Block 66, from which a 1-1/2 inch iron rod bears South 15°18'46" East, a distance of 0.44 feet;

**THENCE** North 15°18'26" West, departing the said north right-of-way line, and along the west right-of-way line of said North Commerce Street, a distance of 599.98 feet to a point for corner, being the northeast corner of said Block 66, and being in the intersection of the said west right-of-way line and the south right-of-way line of Northeast 30th Street, a 58 foot right-of-way, from which a 1/2-inch iron rod with "TEXAS SURVEYING INC" cap found bears North 37°51'34" East a distance of 0.81 feet;

**THENCE** North 89°46'25" East, a distance of 29.80 feet to a point for corner;

**THENCE** North 15°18'26" West, a distance of 410.10 feet to a point for corner;

**THENCE** South 89°46'25" West, a distance of 29.80 feet to a point for corner, being the southeast corner of Lot 8, Block 83, said M.G. Ellis Addition, and being in the said west right-of-way line of said North Commerce Street;

**THENCE** North 15°18'26" West, along the said west right-of-way line, a distance of 250.02 feet to a point for corner, being the northeast corner of said Block 83, and being in the intersection of the said west right-of-way line and the south right-of-way line of Northeast 31st Street, a 58 foot right-of-way;

**THENCE** North 89°46'25" East, a distance of 59.60 feet to a point for corner, being the southernmost northwest corner of Block 7, Fort Worth Stock Yards Company, an addition to the City of Fort Worth according to the plat recorded in Volume 388-A, Page 111, said Plat Records, from which a 5/8-inch iron rod with "DUNAWAY ASSOC" cap found bears North 21°40'36" West a distance of 0.44 feet;

**THENCE** South 15°18'26" East, along the east right-of-way line of said North Commerce Street, a distance of 1,260.11 feet to a 1-1/2 inch iron rod found for the southernmost southwest corner of said Block 7, Fort Worth Stock Yards Company, and being in the intersection of the said east right-of-way line and the aforementioned north right-of-way line of Northeast 29th Street;

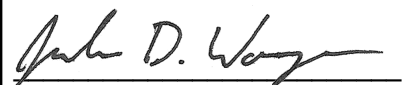
**THENCE** South 89°46'25" West, along the said north right-of-way line, a distance of 59.60 feet to the **POINT OF BEGINNING** and containing 60,713 square feet or 1.3938 acres of land, more or less.

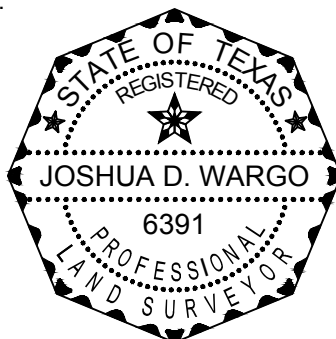
### NOTES

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 abandonment tract.

  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
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RIGHT-OF-WAY ABANDONMENT  
PORTION OF NORTH COMMERCE  
STREET AND  
PORTION OF A 19-FOOT WIDE ALLEY  
W. GRAY SURVEY, ABSTRACT NO. 635  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	7/1/2025	061292004	2 OF 5

## LEGAL DESCRIPTION

### TRACT 3

**BEING** a 0.1100 acre (4,792 square foot) tract of land situated in the W. Gray Survey, Abstract No. 635, Tarrant County, Texas, and being a portion of a 19-foot alley dedicated by the plat of M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 18 & 19, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

**COMMENCING** at a railroad spike found at the southwest corner of of Lot 17, Block 83, said M.G. Ellis Addition, and being in the east right-of-way line of North Main Street, a 78 foot right-of-way, from which a railroad spike found at the northwest corner of Lot 16, said Block 83 bears North 15°18'26" West, a distance of 100.06 feet, and from which a railroad spike found for the southwest corner of Block 66, said M.G. Ellis Addition, and being in the intersection of the said east right-of-way line and the north right-of-way line of Northeast 29th Street, a 58-foot right-of-way, bears South 15°18'26" East, a distance of 1010.08 feet;

**THENCE** North 89°46'25" East, along the south line of said Lot 17, a distance of 139.60 feet to the **POINT OF BEGINNING**, being the southeast corner of said Lot 17;

**THENCE** North 15°18'26" West, along the west line of the said 19 foot alley, a distance of 250.02 feet to a point for corner, being the northeast corner of Lot 13, said Block 83, and being in the south right-of-way line of Northeast 31st Street, a 58-foot right-of-way;

**THENCE** North 89°46'25" East, along the said south right-of-way line, a distance of 19.85 feet to a point for corner, being the northwest corner of Lot 12, said Block 83;

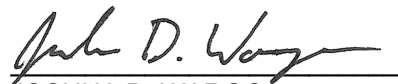
**THENCE** South 15°18'26" East, departing the said south right-of-way line, and along the east line of the said 19 foot alley, a distance of 250.02 feet to a point for corner, being the southwest corner of Lot 8, said Block 83;

**THENCE** South 89°46'25" West, a distance of 19.85 feet to the **POINT OF BEGINNING** and containing 4,792 square feet or 0.1100 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 abandonment tract.

  
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PORTION OF NORTH COMMERCE  
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PORTION OF A 19-FOOT WIDE ALLEY  
W. GRAY SURVEY, ABSTRACT NO. 635  
M. JOBE SURVEY, ABSTRACT NO. 886  
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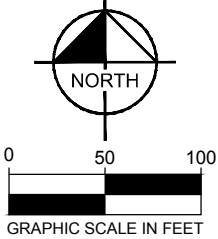
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N/A	CRG	JDW	7/1/2025	061292004	3 OF 5

MATCH LINE (SEE SHEET 5)



NE 30TH STREET

**TRACT 2**  
**1.3938 ACRES**  
**60,713 SQ. FT.**

**TRACT 1**  
**0.2640 ACRES**  
**11,499 SQ. FT.**

BLOCK 7  
FORT WORTH STOCK  
YARDS COMPANY  
VOL. 388-A, PG. 111

W. GRAY SURVEY, ABST. NO. 635  
M. JOBE SURVEY, ABST. NO. 886

**LEGEND**

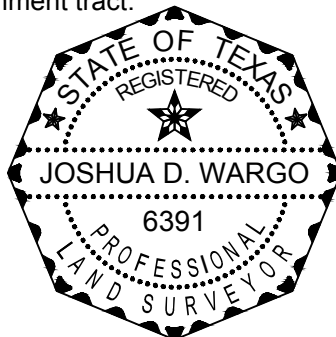
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND  
MNF = MAG NAIL FOUND

**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 abandonment tract.

*Joshua D. Wargo*  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
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N. MAIN STREET  
S 15° 18' 26" E 1010.08'

P.O.C.

P.O.B.

TRACT 1 & TRACT 2

RR SPIKE  
FOUND

MNF BEARS  
S 70° 18' 41" E ~ 3.65'

MNF BEARS  
N 49° 59' 41" E ~ 0.61'

NE 29TH STREET

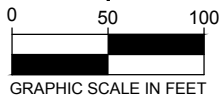
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1" = 100'	CRG	JDW	7/1/2025	061292004	4 OF 5



NE 31ST STREET

5/8" IRFC "DUNAWAY ASSOC"  
BEARS N 21°40'36" W ~ 0.44'

BLOCK 7  
FORT WORTH STOCK  
YARDS COMPANY  
VOL. 388-A, PG. 111

N. COMMERCE  
STREET

TRACT 2  
1.3938 ACRES  
60,713 SQ. FT.

TRACT 3  
0.1100 ACRES  
4,792 SQ. FT.

RR SPIKE FOUND

RR SPIKE FOUND

P.O.C.  
TRACT 3

P.O.B.

N. MAIN STREET

S15°18'26"E 1010.08'

BLOCK 83  
M.G. ELLIS ADDITION  
VOL. 63, PG. 18 & 19

BLOCK 83  
M.G. ELLIS ADDITION  
VOL. 63, PG. 18 & 19

LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND  
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MATCH LINE (SEE SHEET 4)

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°46'25"E	139.60'	L11	N89°46'25"E	59.60'
L2	N15°18'26"W	599.98'	L12	S15°18'26"E	1260.11'
L3	N89°46'25"E	19.85'	L13	S89°46'25"W	59.60'
L4	S15°18'26"E	599.98'	L14	N15°18'26"W	100.06'
L5	S89°46'25"W	19.85'	L15	N89°46'25"E	139.60'
L6	N15°18'26"W	599.98'	L16	N15°18'26"W	250.02'
L7	N89°46'25"E	29.80'	L17	N89°46'25"E	19.85'
L8	N15°18'26"W	410.10'	L18	S15°18'26"E	250.02'
L9	S89°46'25"W	29.80'	L19	S89°46'25"W	19.85'
L10	N15°18'26"W	250.02'			

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