

ALLEY ABANDONMENT
 PORTION OF BLOCK 1
 TOWN AND COUNTRY VILLAGE
 SHOPPING CENTER
 VOLUME 388-11, PAGE 114
 PLAT RECORDS, TARRANT COUNTY, TEXAS

PAGE 1 OF 2

STATE OF TEXAS
 COUNTY OF TARRANT

Being a 0.055 acre tract of land, situated in the JOHN TRUE SURVEY, ABSTRACT NO. 894 in the City of Ft Worth, Tarrant County, Texas, being a portion of Block 1, Town and Country Village Shopping Center, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-11, Page 114, Plat Records, Tarrant County, Texas and being particularly described as follows:

BEGINNING at an "X" cut found for corner at the northeast corner of said Block 1, said point being the northeast corner of an alley as shown on Block 1, Town and Country Village Shopping Center, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-11, Page 114, Plat Records, Tarrant County, Texas, same point being in the south line of that certain tract of land conveyed to Ricardo Aceves Nuno by deed as recorded in Instrument No. D210249744, Official Public Records, Tarrant County, Texas, said point also being in the northwest line of Menefee Avenue (a 50.00 foot width right-of-way);

THENCE South 45 degrees 04 minutes 10 seconds West, along the northwest line of Menefee Avenue and the southeast line of said Block 1, a distance of 28.80 feet to a point for corner, said point being the southeast corner of said 0.055 acre tract of land being described;

THENCE South 89 degrees 03 minutes 08 seconds West, departing the northwest line of said Menefee Avenue and through the interior of said Block 1, a distance of 99.92 feet to a point for corner, said point being the southwest corner of said 0.055 acre tract of land being described;

THENCE North 46 degrees 15 minutes 44 seconds West, continuing through the interior of said Block 1, a distance of 28.44 feet to a point for corner, said point being the northwest corner of said 0.055 acre tract of land being described; same point being in the south line of Lot 3-R, Block 87, Belmont Park Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-93, Page 823, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 03 minutes 08 seconds East, along the common line of said Lot 3-R and said Block 1, a distance of 140.86 feet to the POINT of BEGINNING and containing 2,408 square feet or 0.055 acres of computed land.

NOTE:

1. IRF - IRON ROD FOUND
2. IRFC - IRON ROD FOUND WITH CAP
3. IRSC - IRON ROD SET WITH CAP STAMPED RPLS NO. 3047
4. POC - POINT OF COMMENCING
5. POB - POINT OF BEGINNING
6. D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS
7. O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
8. BASIS OF BEARING - ALL BEARING ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
9. C.M. = CONTROLLING MONUMENT



William P. Price

**SURVEY GROUP**

SURVEYING * CONSULTING * MANAGEMENT

TBPS No. 101733-00

400 SOUTH INDUSTRIAL BLVD., STE 219
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(817) 354-1451 FAX

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REMAINDER OF
 LOT 3-R, BLOCK 87
 BELMONT PARK ADDITION
 VOL. 388-11, PG. 114
 P.R.T.C.T.

JACKSBORO REALTY, LTD
 INSTRUMENT NO. D208422865
 O.P.R.T.C.T.

LOT 1 AND 2, BLOCK 87
 BELMONT PARK
 VOL. 204, PG. 83
 P.R.T.C.T.

RICARDO ACEVES NUNO
 INSTRUMENT NO. D210249744
 O.P.R.T.C.T.

ALLEY CLOSED BY ORDINANCE #7239
 (RETAINED FOR SANITARY
 SEWER & UTILITY EASEMENT)

ALLEY/UTILITY EASEMENT
 VOLUME 388-11, PAGE 114
 P.R.T.C.T.

"X" FND.
 IN CONC.

P.O.B.

N 46°15'44" W
 28.44'

N 89°03'08" E 140.86'

S 89°03'08" W 99.92'

S 45°04'10" W
 28.80'

MOHAMED TAKHAMA
 IBRAHIM AWAD AND ALI SAIRAFI
 INSTRUMENT NO. D209257427
 & INSTRUMENT NO. D213049436
 O.P.R.T.C.T.

BLOCK 1
 TOWN AND COUNTRY VILLAGE
 SHOPPING CENTER
 VOL. 388-11, PG. 114
 P.R.T.C.T.

MENEFEE AVENUE
 (50' R.O.W.)

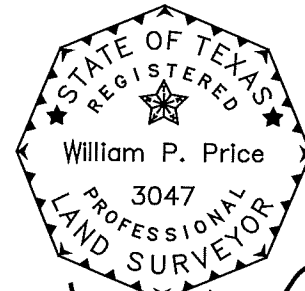
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0 60 120 240



Scale 1" = 120'



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