

## LEGAL DESCRIPTION

**BEING** a tract of land situated in the Jesse B. Renfro Survey, Abstract No. 1273, City of Fort Worth, Tarrant County, Texas, and being all of the 30-foot wide right-of-way dedication shown on the plat of Charles Medical Plaza, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-172, Page 88 of said Plat Records of Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set at the intersection of the east right-of-way line of South Freeway (a variable width right-of-way), and the north right-of-way line of the said 30-foot wide right-of-way dedication, and being the southwest corner of Lot 2, Block 1 of said Charles Medical Plaza;

**THENCE** North 89°24'12" East, along the said north right-of-way line of the 30-foot wide right-of-way dedication, a distance of 249.92 feet to a 1/2-inch iron rod found for the northeast corner of the said 30-foot wide right-of-way dedication, and being the southeast corner of said Lot 2, Block 1;

**THENCE** South 00°35'48" East, along the east terminus of the said 30-foot wide right-of-way dedication, a distance of 30.81 feet to a 1/2-inch iron rod found for the southeast corner of the said 30-foot wide right-of-way dedication;

**THENCE** South 89°35'24" West, along the south right-of-way line of the said 30-foot wide right-of-way dedication, a distance of 250.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner at the intersection of the said east right-of-way line of South Freeway, and the said south right-of-way line of the 30-foot wide right-of-way dedication;

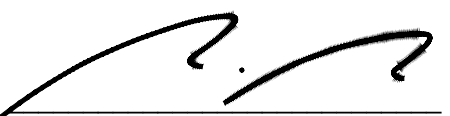
**THENCE** North 00°27'04" West, along the said east right-of-way line of South Freeway, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 7,601 square feet or 0.1745 acres of land, more or less.

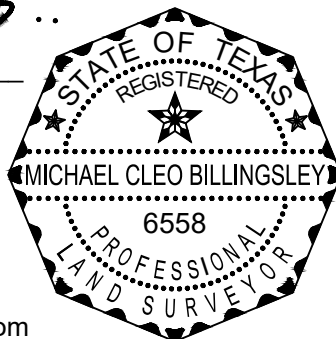
## NOTES:

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 foregoing description accurately sets out the metes and bounds of the right-of-way abandonment tract.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



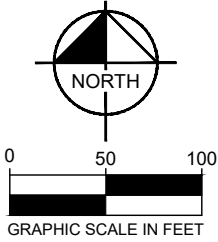
**RIGHT-OF-WAY ABANDONMENT**  
30-FOOT WIDE RIGHT-OF-WAY DEDICATION  
CHARLES MEDICAL PLAZA  
JESSE B. RENFRO SURVEY,  
ABSTRACT NO. 1273  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

**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   | JBH      | MCB        | 12/3/2021 | 061281311   | 1 OF 3    |

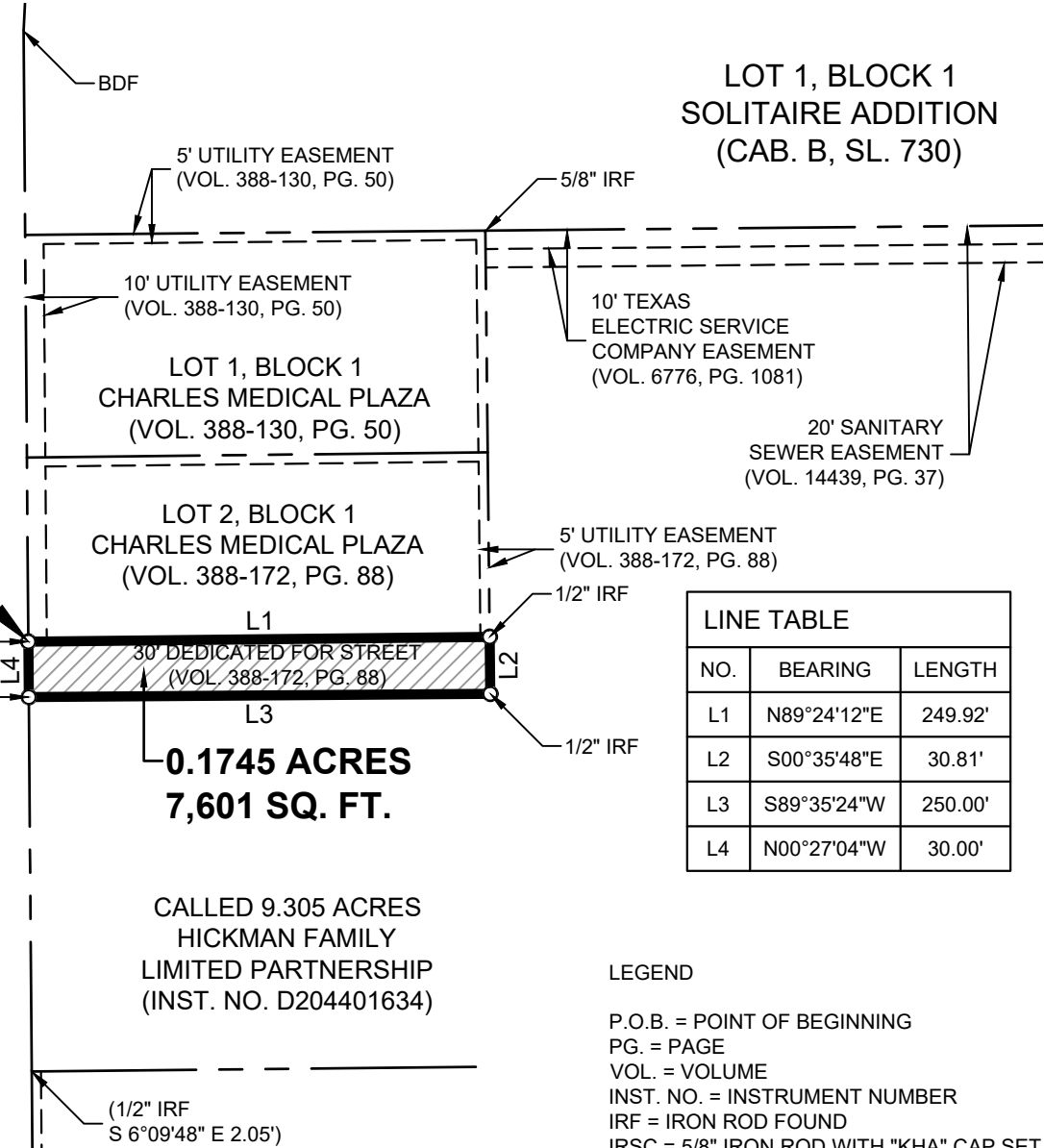


P.O.B.

SOUTH  
FREEWAY  
(A VARIABLE WIDTH  
RIGHT-OF-WAY)

IRSC

IRSC



**NOTES:**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

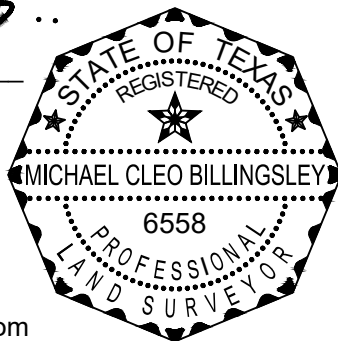
A metes and bounds description of even survey date herewith accompanies this survey plat.

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

**LEGEND**

P.O.B. = POINT OF BEGINNING  
PG. = PAGE  
VOL. = VOLUME  
INST. NO. = INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
IRSC = 5/8" IRON ROD WITH "KHA" CAP SET

MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



**RIGHT-OF-WAY ABANDONMENT**  
30-FOOT WIDE RIGHT-OF-WAY DEDICATION  
CHARLES MEDICAL PLAZA  
JESSE B. RENFRO SURVEY,  
ABSTRACT NO. 1273  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

**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. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | JBH      | MCB        | 12/3/2021 | 061281311   | 2 OF 3    |