

ESTABLISHED 1880

BROOKES BAKER SURVEYORS

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March 27, 2009
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Field notes for: (24' WIDE ACCESS EASEMENT VACATION AND ABANDONMENT)

A portion of Lot 1 in Block 3 of TRINITY BLUFF ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 10218 of the Plat Records of Tarrant County, Texas and described by metes and bounds a follows:

Commencing at a 5/8" capped iron recovered for the southwest corner of the Block 124 of the ORIGINAL TOWN OF FORT WORTH, an unrecorded Addition to the City of Fort Worth, at the intersection of the east line of Elm Street and the north line of Belknap Street and run, along the east line of said Elm Street and the west line of said Block 124, north 30 degrees-28 minutes-01 seconds west 99-98/100 feet to a 5/8" capped iron found for the most westerly southwest corner of said Lot 1 at the beginning of a curve to the right having a radius of 220 feet, then along the west line of said Lot 1 and the east line of said Elm Street along said curve to the right an arc length of 110-94/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 110-94/100 feet arc is north 06 degrees-20 minutes-32 seconds west 109-77/100 feet, then north 06 degrees-46 minutes-38 seconds east 12-51/100 feet to the southwest corner of said 24 feet wide access easement and the beginning corner of the tract being described.

Thence north 06 degrees-46 minutes-38 seconds east, continuing along the west line of said Lot 1 and the east line of said Elm Street, 30-15/100 feet.

Thence north 59 degrees-31 minutes-59 seconds east, along the north line of said 24 feet wide access easement, 179-40/100 feet to the northwest corner of Tract II described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D206266580 of the Real Records of Tarrant County, Texas.

Thence south 30 degrees-28 minutes-01 second east, along the west line of said Tract II and the east line of said 24 feet wide access easement, 24 feet to the southeast corner of said 24 feet wide access easement and the southwest corner of said Tract II.

Thence south 59 degrees-31 minutes-59 seconds west, along the south line of said 24 feet wide access easement, 197-65/100 feet to the place of beginning and containing 0-103/1000 of an acre.

Prepared March 27, 2009 from previous survey and Plat Records.

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