



POINT OF COMMENCING

POINT OF BEGINNING

TRAVIS AVENUE

(50' RIGHT-OF-WAY)



0' 60'

SCALE: 1"=60'

W. SEMINARY DRIVE
(105' RIGHT-OF-WAY)

ANTHONY AVENUE
(50' RIGHT-OF-WAY)

ALLEY EASEMENT
ABANDONMENT
0.205 Acs.
8,929 S.F.

LOTS 15-22,
BLOCK 7
SOUTH SIDE ADDITION
VOLUME 204-A, PAGE 109

LOTS 7-14,
BLOCK 7
SOUTH SIDE ADDITION
VOLUME 204-A, PAGE 109

HEMPHILL STREET

(80' RIGHT-OF-WAY)

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 100868-00
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Scale : 1" = 60'
Date : 01.13.2011
Dwg. File : 58728abandon
Project No. : 58728.02(54)

**ALLEY EASEMENT
ABANDONMENT
0.205 ACRES**

ARMSTRONG DEVELOPMENT, INC
222 W. LAS COLINAS BLVD.,
SUITE 1610
IRVING, TEXAS 75039

SHEET
1
OF
3

FIELD NOTE DESCRIPTION

ALLEY EASEMENT ABANDONMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING all that certain tract of land situated in the E. P. PARRIS SURVEY, ABSTRACT No. 1222, in the City of Fort Worth, Tarrant County, Texas, and being in Block 7 of the South Side Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204-A, Page 109, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner at the intersection of the North right-of-way line of W. Seminary Drive, a 105-foot right-of-way, with the East right-of-way line of Travis Street, a 50-foot right-of-way, said point being the Southwest corner of Lot 15 of said South Side Addition;

THENCE North 00 deg 09 min 42 sec East, along said East right-of-way line of Travis Street and the West line of said Lot 15, a distance of 125.00 feet to a point for corner at the intersection of said East right-of-way line of Travis Street with the South line of a 15-foot alley, said point being the Northwest corner of said Lot 15, and the POINT OF BEGINNING;

THENCE North 00 deg 09 min 42 sec East, along said East right-of-way line of Travis Street, a distance of 15.00 feet to a point for corner at the intersection of said East right-of-way line of Travis Street with the North line of a 15-foot alley, said point being the Southwest corner of Lot 14 of said South Side Addition;

THENCE South 89 deg 50 min 18 sec East, along the North line of said 15-foot alley, a distance of 330.24 feet to a point for corner at the intersection of the North line of said 15-foot alley with the West line of a 15-foot alley, said point being the Southeast corner of Lot 7 of said South Side Addition;

THENCE North 00 deg 09 min 42 sec East, along the West line of said 15-foot alley and the East line of said Lot 7, a distance of 125.00 feet to a point for corner at the intersection of the West line of said 15-foot alley with the South right-of-way line of Anthony Avenue, a 50 foot right-of-way, said point being the Northeast corner of said Lot 7;

THENCE South 89 deg 50 min 18 sec East, along said South right-of-way line of Anthony Avenue, a distance of 15.00 feet to a point for corner at the intersection of said South right-of-way line of Anthony Avenue and the East line of said 15-foot alley, said point being the Northwest corner of Lot 1 of said South Side Addition;

THENCE South 00 deg 09 min 42 sec West, along the East line of said 15-foot alley and the West line of said Lot 1, a distance of 265.00 feet to a point for corner at the intersection of the East line of said 15-foot alley with the North right-of-way line of said W. Seminary Drive, said point being the Southwest corner of Lot 6 of said South Side Addition;

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 Texas Engineers Registration No. 89
 Texas Surveyors No. 100666-00
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**ALLEY EASEMENT
 ABANDONMENT
 0.205 ACRES**

ARMSTRONG DEVELOPMENT, INC
 222 W. LAS COLINAS BLVD.,
 SUITE 1610
 IRVING, TEXAS 75039

SHEET
2
 OF
3

FIELD NOTE DESCRIPTION

ALLEY EASEMENT ABANDONMENT continued

THENCE North 89 deg 50 min 18 sec West, along said North right-of-way line of said W. Seminary Drive, a distance of 15.00 feet to a point for corner at the intersection of said North right-of-way line of W. Seminary Drive with the West line of said 15-foot alley, said point being the Southwest corner of Lot 22 of said South Side Addition;

THENCE North 00 deg 09 min 42 sec East, along the West line of said 15-foot alley and along the East line of said Lot 22, a distance of 125.00 feet to a point for corner at the intersection of the West line of said 15-foot alley with the South line of a 15-foot alley, said point being the Northeast corner of Lot 22 of said South Side Addition;

THENCE North 89 deg 50 min 18 sec West, along the South line of said 15-foot alley, a distance of 330.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 8,929 square feet or 0.205 acres of land, more or less.



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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**ALLEY EASEMENT
ABANDONMENT
0.205 ACRES**

**ARMSTRONG DEVELOPMENT, INC
222 W. LAS COLINAS BLVD.,
SUITE 1610
IRVING, TEXAS 75039**

SHEET

**3
OF
3**