

Property Description
Portion of Conner Avenue

BEING a tract of land situated in the City of Fort Worth, Tarrant County, Texas. Said tract being a portion of a street known as Conner Avenue (Chappell Street per plat) as shown per plat of Polytechnic Heights Addition as recorded in Volume 63, Page 109 of the Deed Records of Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of Lot 6, Dunlap's Subdivision as recorded in Volume 1978, Page 364 of said Deed Records, said beginning point being at the intersection of the south right of way line of Avenue L with the west right of way line of Conner Avenue;

THENCE North 00 degrees 12 minutes 02 seconds West, a distance of 50.00 feet to a point on the south line of Lot 7-BR, Dunlap's Subdivision as recorded in Cabinet B, Page 333 of said Plat Records also being on the north right of way line of Avenue L;

THENCE North 89 degrees 47 minutes 58 seconds East, along the south line of City of Fort Worth Ordinance No. 10706, an ordinance to vacate, abandon, close and extinguish a portion of Conner Avenue, a distance of 50.86 feet to the west line of Block 113-R-A, Polytechnic Heights Addition as recorded in Volume 388-28, Page 199 of the Plat Records of Tarrant County, Texas also being on the east right of way line of Conner Avenue;

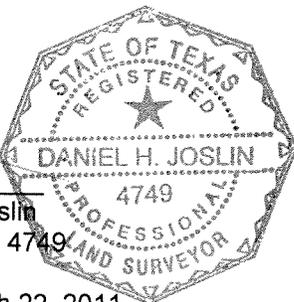
THENCE South 00 degrees 20 minutes 25 seconds East, along said east right of way line of Conner Avenue and said west line of Block 113-R-A, a distance of 380.81 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of said Block 113-R-A and being on the northerly right of way line of Burchill Road;

THENCE North 80 degrees 25 minutes 22 seconds West, a distance of 52.55 feet to the southeast corner of Lot 1, of said Dunlap's Subdivision as recorded in Volume 1978, Page 364;

THENCE North 00 degrees 12 minutes 02 seconds West, along the east line of said Lot 1 and also being the west line of Conner Avenue, a distance of 321.89 feet to the POINT OF BEGINNING and containing 19,314.0 Square Feet or 0.443 acre of land.

Reference bearing basis is per GPS technology being Texas State Plane Grid bearings NAD83 North Central Zone 4202. The distances listed are ground horizontal distances.


Daniel H. Joslin
R.P.L.S. No. 4749



Dated: March 22, 2011

VA-011-003

Lot 7-A
Dunlap's Subdivision
Volume 388-M, Page 175
D.R.T.C.T.

Lot 7-BR
Dunlap's Subdivision
Cabinet B, Slide 333
P.R.T.C.T.

Street Vacated by
Ordinance No. 10706

Avenue L
(50' R.O.W.-Roadway never built)

Lot 1, Block 1
Holy Name of Jesus
Catholic Church
Addition
Cabinet A, Slide 6696
P.R.T.C.T.

Avenue L
(50' R.O.W.)

POINT OF BEGINNING

LOT 4

LOT 5

LOT 6

Dunlap's Subdivision
Volume 1978, Page 364
D.R.T.C.T.

LOT 3

LOT 2

LOT 1

Corner Avenue
(50' R.O.W.)

500'20'25"E

SCALE 1" = 60'

Block 113-R-A
Polytechnic Heights Add.
Volume 388-28, Page 199
P.R.T.C.T.

50.89'
N89°47'58"E

50.00'
N00°12'02"W

321.89'

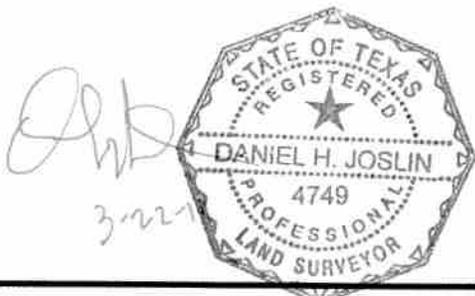
N00°12'02"W

380.81'

Found 5/8" capped iron
rod stamped "BHB INC"

N80°25'22"W
52.55'

Burchill Road
Variable width R.O.W.



Baird, Hampton & Brown, Inc.
Engineering & Surveying

6300 Ridglea Place, Ste. 700, Ft. Worth, Tx 76116 Tel:(817)338-1277 Fax:(817)338-9245 d_joslin@bhbinco.com

DRAWN BY: dhj

CHECKED BY: bhb

BHB PROJECT: 2011.300.013

DATE: March 22, 2011

Property Description
Portion of Avenue L

BEING a tract of land situated in the City of Fort Worth, Tarrant County, Texas. Said tract being known as Avenue L as shown per plat of Dunlap's Subdivision as recorded in Volume 1978, Page 364 of the Deed Records of Tarrant County, Texas, Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of Lot 4 of said Dunlap's Subdivision and being on the south right of way line of Avenue L, said beginning point also being on the east line of Lot 1, Block 1, Holy Name of Jesus Catholic Church Addition as recorded in Cabinet A, Slide 6696 of the Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 12 minutes 02 seconds West, along said east line of Lot 1, Block 1, a distance of 50.00 feet to the southwest corner of Lot 7-A, Dunlap's Subdivision as recorded in Volume 388-M, Page 175 of said Plat Records and also being on the north right of way line of Avenue L;

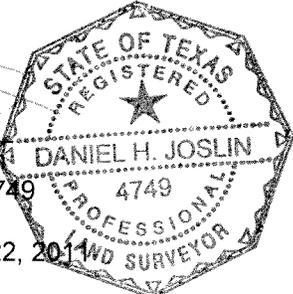
THENCE North 89 degrees 47 minutes 58 seconds East, leaving said east line of Lot 1, Block 1 and along said north right of way line of Avenue L and also being the south line of said Lot 7-A passing the southeast corner of said Lot 7-A at 73.5 feet also being the southwest corner of Lot 7-BR, Dunlap's Subdivision as recorded in Cabinet B, Page 333 of said Plat Records continuing along said north right of way line of Avenue L and along said south line of Lot 7-BR for a total distance of 220.60 feet;

THENCE South 00 degrees 12 minutes 02 seconds East, leaving said north right of way line of Avenue L and said south line of Lot 7-BR, a distance of 50.00 feet to the northeast corner of Lot 6 of said Dunlap's Subdivision as recorded in Volume 1978, Page 364;

THENCE South 89 degrees 47 minutes 58 seconds West, along said south right of way line of Avenue L and also being the north line said Lot 6 passing the northwest corner of said Lot 6 at 65.3 feet also being the northeast corner of Lot 5 of said Dunlap's Subdivision as recorded in Volume 1978, Page 364 continuing along said south right of way line of Avenue L also being the north line of said Lot 5 passing the northwest corner of Lot 5 at 155.3 feet also being the northeast corner of said Lot 4 continuing along said south right of way line of Avenue L also being the north line of said Lot 4 for a total distance of 220.60 feet to the POINT OF BEGINNING and containing 11,030.0 Square Feet or 0.253 acre of land.

Reference bearing basis is per GPS technology being Texas State Plane Grid bearings NAD83 North Central Zone 4202. The distances listed are ground horizontal distances.


Daniel H. Joslin
R.P.L.S. No. 4749



Dated: March 22, 2011

VA-011-004

Street Vacated by
Ordinance No. 10706

Avenue L
(50' R.O.W.—Roadway never built)

Lot 7-A
Dunlap's Subdivision
Volume 388-M, Page 175
D.R.T.C.T.

Lot 7-BR
Dunlap's Subdivision
Cabinet B, Slide 333
P.R.T.C.T.

N89°47'58"E

220.60'

50.00'
N00°12'02"W

S00°12'02"E
50.00'

Avenue L
(50' R.O.W.)

220.60'

S89°47'58"W

POINT OF BEGINNING

Lot 1, Block 1
Holy Name of Jesus
Catholic Church
Addition
Cabinet A, Slide 6696
P.R.T.C.T.

LOT 4

LOT 5

LOT 6

Dunlap's Subdivision
Volume 1978, Page 364
D.R.T.C.T.

LOT 3

LOT 2

LOT 1

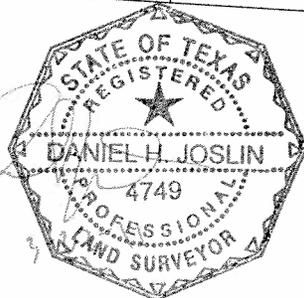
Conner Avenue
(50' R.O.W.)

SCALE 1" = 60'

Block 113-R-A
Polytechnic Heights Add.
Volume 388-28, Page 199
P.R.T.C.T.

Found 5/8" capped iron
rod stamped "BHB INC"

Burchill Road
Variable width R.O.W.



Baird, Hampton & Brown, Inc.
Engineering & Surveying

6300 Ridglea Place, Ste. 700, Ft. Worth, Tx 76116 Tel:(817)338-1277 Fax:(817)338-9245 d_joslin@bhinc.com

DRAWN BY: dhj

CHECKED BY: bhb

BHB PROJECT: 2011.300.013

DATE: March 22, 2011