

## STREET VACATION

Being part of Lot A, Block 23-R, Martin Lydon Avenue, West Gambrell Street and all of Warren Avenue, in Seminary Hill Addition and being out of the Maria Arocha Survey, Abstract No. 1  
*City of Fort Worth, Tarrant County, Texas*

DESCRIPTION, of a 3.494 acre tract of land situated in the Maria Arocha Survey, Abstract No. 1, Tarrant county, Texas; said tract being all of Warren Avenue (a variable width right-of-way) and part of Martin Lydon Avenue (a 60-foot wide right-of-way) and West Gambrell Street (an 80-foot wide right-of-way) located in Seminary Hill, an addition to the City Fort Worth, Texas according to the plat recorded in Volume 310, Page 45 of the Plat Records of Tarrant County, Texas and part of Lot A, Block 23-R located in Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-116, Page 30 of the Deed Records of Tarrant county, Texas; said 3.494 acre tract of land being more particularly described as follows (Bearing basis for this survey is South 00 degrees, 50 minutes, 46 seconds East for the east right-of-way line of Warren Avenue, according to the plat of Seminary Hill Addition, recorded in Volume 310, Page 45 of the Plat Records of Tarrant County, Texas and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on April 26, 2012):

BEGINNING, at a 5/8-inch iron rod found at the southwest corner of Lot 1R-1, Block 4, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Instrument No. D191218854 of the Official Public Records of Tarrant County, Texas; said point being in the east line of the Gulf Colorado and Santa Fe Railway Company (a 100-foot wide right-of-way) and the north line of said West Gambrell Street;

THENCE, North 89 degrees, 08 minutes, 21 seconds East, departing the said east line of the Gulf Colorado and Santa Fe Railway Company, along the south line of said Lot 1R-1, Block 4 and along the north line of said West Gambrell Street, a distance of 51.96 feet to a 1/2-inch iron rod with "GRAHAM" cap found for corner in the said south line of Lot 1R-1, Block 4; said point being the northwest corner of Lot 2, Block 4, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Instrument No. D211034374 of said Official Public Records and the beginning of a non-tangent curve to the left;

THENCE, in a southerly direction along the west line of said Lot 2 and along said curve to the left, having a central angle of 00 degrees, 25 minutes, 10 seconds, a radius of 11,359.20 feet, a chord bearing and distance of South 15 degrees, 04 minutes, 39 seconds West, 83.13 feet, an arc distance of 83.13 to a 1/2-inch iron rod with "COOMBS" cap in the north line of Lot 5-R-1, Block 5, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 540 of said Plat Records; said point being the southwest corner of said Lot 2, Block 4;

THENCE, South 89 degrees, 09 minutes, 07 seconds West, departing the said west line of Lot 2, Block 4 and along the south line of said West Gambrell Street, a distance of 10.30 feet to a point for corner; said point being the northwest corner of said Lot 5-R-1, Block 5 and the beginning of a non-tangent curve to the left;

THENCE, in a southerly direction, along the said curve to the left, and the east line of said Warren Avenue, having a central angle of 02 degrees, 58 minutes, 51 seconds, a radius of 11,371.63 feet, a chord bearing and distance of South 13 degrees, 21 minutes, 38 seconds West, 591.55 feet, an arc distance of 591.62 feet to a point for corner; said point being the southwest corner of said Lot 5-R-1, Block 5;

## STREET VACATION

Being part of Lot A, Block 23-R, Martin Lydon Avenue, West Gambrell Street and all of Warren Avenue, in Seminary Hill Addition and being out of the Maria Arocha Survey, Abstract No. 1  
*City of Fort Worth, Tarrant County, Texas*

THENCE, North 89 degrees, 11 minutes, 54 seconds East, along the south line of said Lot 5-R-1, Block 5 and along the said east line of Warren Avenue, a distance of 10.89 feet to a 1/2-inch iron rod found for corner in the south line of said Lot 5-R-1, Block 5; said point being the northwest corner of Lot A-R, Block 14-R, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 12875, of said Plat Records;

THENCE, South 00 degrees, 50 minutes, 46 seconds East, departing the said south line of Lot 5-R-1, Block 5, along the said east line of Warren Avenue, the west line of said Lot A-R, Block 14-R, the west line of Lot B, Block 14-R, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-116, Page 30 of said Deed Records, and the west line of Lot A, Block 23-R, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-116, Page 30 of said Deed Records, a distance of 1,675.99 feet to a point for corner; said point being the north end of a right-of-way corner clip at the intersection of the east line of Warren Avenue and the north line of said Martin Lydon Avenue;

THENCE, South 45 degrees, 50 minutes, 46 seconds East, along said corner clip, a distance of 28.28 feet to a point for corner; said point being the east end of said corner clip and in the said north line of Martin Lydon Avenue;

THENCE, North 89 degrees, 09 minutes, 14 seconds East, departing the said east line of Warren Avenue, along the said north line of Martin Lydon Avenue, a distance of 295.35 feet to a point for corner in the south line of said Lot A, Block 23-R and at the intersection of the said north line of Martin Lydon Avenue and the west line of Frazier Avenue (a 60-foot wide right-of-way);

THENCE, South 00 degrees, 50 minutes, 46 seconds East, departing the north line of Martin Lydon Avenue and along the West line of said Frazier Avenue, a distance of 60.00 feet to a point for corner at the intersection of south line of said Martin Lydon Avenue and the said west line of Frazier Avenue; said point being the northwest corner of Lot A, Block 25-R-1, of said Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-116, Page 30, in the Deed Records of Tarrant County, Texas;

THENCE, South 89 degrees, 09 minutes, 14 seconds West, departing the said west line of Frazier Avenue and along the said south line of Martin Lydon Avenue, a distance of 375.35 feet to a point for corner in the north line of said Lot A, Block 25-R-1; said point being the southeast corner of Lot 1-R-1, Block 24, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 538, in the said Plat Records;

THENCE, North 00 degrees, 50 minutes, 46 seconds West, departing the said south line of Martin Lydon Avenue, along the west line of Warren Avenue, the east line of said Lot 1-R-1, Block 24, the east line of Lot 6-R, Block 13, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-116, Page 30, of the said Deed Records, the east line of Lot A, Block 12-R, Seminary Hill Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-116, Page 30, in the said Deed Records, at a distance of 660.20 feet passing a 1/2-inch iron rod found at the southeast corner of a 60 foot Utility Easement recorded in Volume 388-116, Page 30 in the said Deed Records, then continuing in all a total distance of 1,696.37 feet to a point for corner; said point being the northeast corner of said Lot A, Block 12-R;

## STREET VACATION

Being part of Lot A, Block 23-R, Martin Lydon Avenue, West Gambrell Street and all of Warren Avenue, in Seminary Hill Addition and being out of the Maria Arocha Survey, Abstract No. 1  
City of Fort Worth, Tarrant County, Texas

THENCE, South 89 degrees, 11 minutes, 54 seconds West, along the west line of Warren Avenue a distance of 5.14 feet to a 1-inch iron rod for corner in the said east line of said Gulf Colorado and Santa Fe Railway Company; said point being the northwest corner of said Lot A, Block 12-R, and the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction along the said curve to the right and and the said east line of said Gulf Colorado and Santa Fe Railway Company, having a central angle of 03 degrees, 41 minutes, 35 seconds, a radius of 11,413.36 feet, a chord bearing and distance of North 13 degrees, 21 minutes, 54 seconds East, 735.53 feet, an arc distance of 735.64 feet to the POINT OF BEGINNING;

CONTAINING, 152,205 square feet or 3.494 acres of land, more or less.

*(A survey plat of even date herewith accompanies this legal description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the vacation tract described.

 10/30/12 Date  
Michael Larry Lewis, Jr.  
Registered Professional Land Surveyor No. 5773  
Pacheco Koch Consulting Engineers, Inc.  
6000 Western Place, #625, Fort Worth, Tx 76107  
(817) 412-7155  
TX Reg. Surveying Firm LS-100080-01

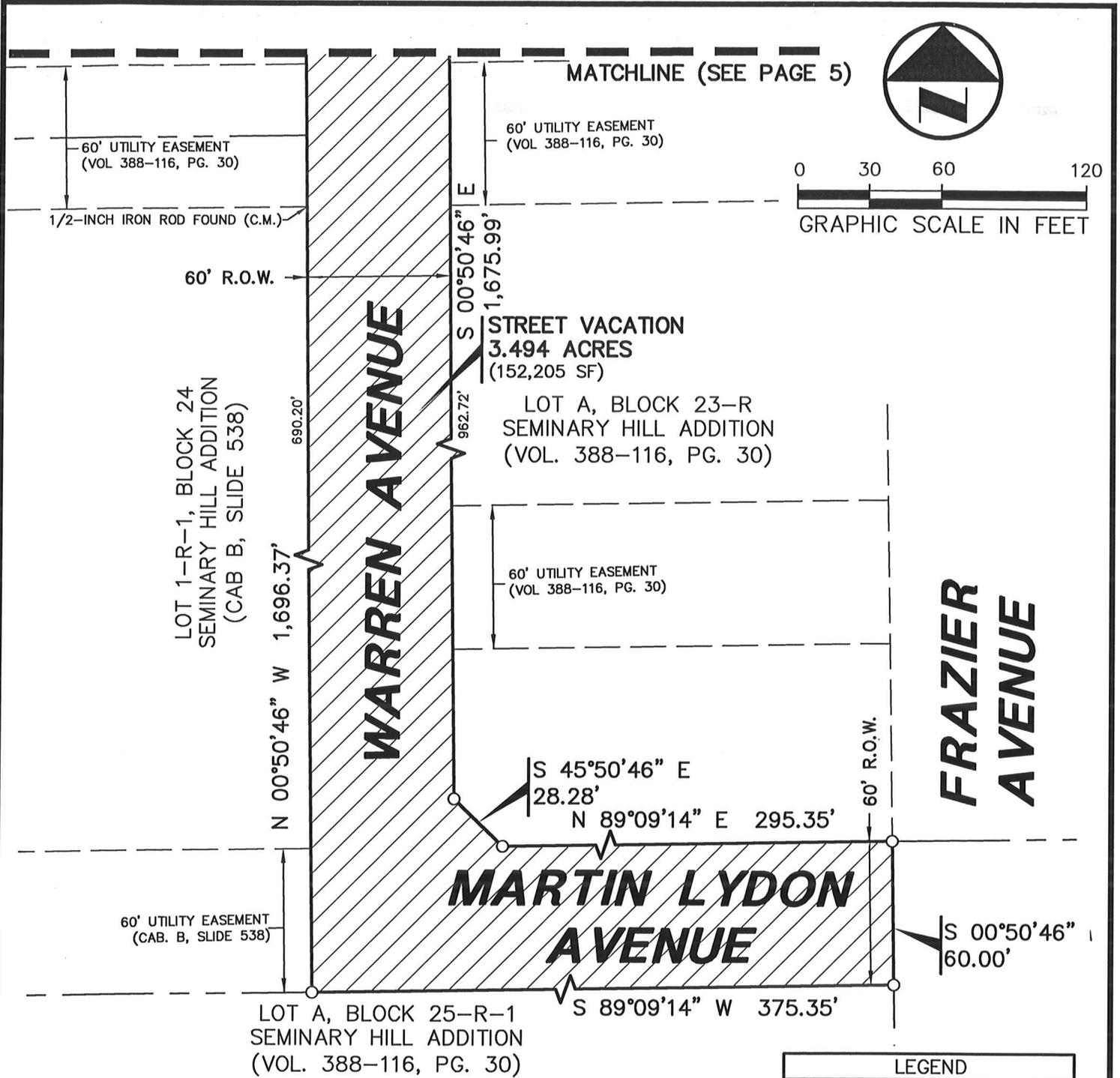


3139-12.093EX1.doc  
3139-12.093EX1.dwg pmd

J:\DWG-31\3139-12.093\DWG\SURVEY\C3D\3139-12.093EX1.DWG

10/30/2012 - 8:54AM

PDANIELS



**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is South 00 degrees, 50 minutes, 46 seconds East for the east right-of-way line of Warren Avenue, according to the plat of Seminary Hill Addition, recorded in Volume 310, Page 45 of the Plat Records of Tarrant County, Texas and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on April 26, 2012.

LEGEND	
---	PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT

**STREET VACATION**  
 BEING PART OF LOT A, BLOCK 23-R,  
 MARTIN LYDON AVENUE, WEST GAMBRELL  
 STREET & ALL OF WARREN AVENUE  
 IN SEMINARY HILL ADDITION  
 AND BEING OUT OF THE MARIA  
 AROCHA SURVEY, ABSTRACT NO. 1  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 PAGE 6 OF 6

**Pacheco Koch** 6000 WESTERN PLACE, SUITE 625  
 FORT WORTH, TX 76107 817.412.7155  
 TX REG. ENGINEERING FIRM F-469  
 DALLAS ■ FORT WORTH ■ HOUSTON TX REG. SURVEYING FIRM LS-100080-01

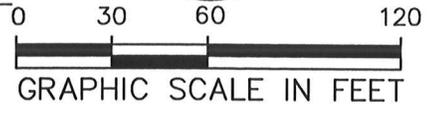
<b>DRAWN BY</b> PMD	<b>CHECKED BY</b> MLL	<b>SCALE</b> 1"=60'	<b>DATE</b> MAY 2012	<b>JOB NUMBER</b> 3139-12.093
------------------------	--------------------------	------------------------	-------------------------	----------------------------------

J:\DWG-31\3139-12.093\DWG\SURVEY\C3D\3139-12.093EX1.DWG

10/30/2012 - 8:54AM

PDANIELS

MATCHLINE (SEE PAGE 4)



LOT A, BLOCK 12-R  
SEMINARY HILL ADDITION  
(VOL. 388-116, PG. 30)

60' UTILITY EASEMENT  
(VOL 388-116, PG. 30)

15' STORM DRAIN EASEMENT  
(VOL 388-116, PG. 30)

LOT A-R, BLOCK 14-R  
SEMINARY HILL ADDITION  
(CAB. A, SLIDE 12875)

60' R.O.W.

STREET VACATION  
3.494 ACRES  
(152,205 SF)

LEGEND	
	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.) - CONTROLLING MONUMENT	

15' STORM DRAIN EASEMENT  
(VOL 388-116, PG. 30)

LOT B, BLOCK 14-R  
SEMINARY HILL ADDITION  
(VOL. 388-116, PG. 30)

15' STORM DRAIN EASEMENT  
(VOL 388-116, PG. 30)

15' STORM DRAIN EASEMENT  
(VOL 388-116, PG. 30)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is South 00 degrees, 50 minutes, 46 seconds East for the east right-of-way line of Warren Avenue, according to the plat of Seminary Hill Addition, recorded in Volume 310, Page 45 of the Plat Records of Tarrant County, Texas and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on April 26, 2012.

LOT 6-R, BLOCK 13  
SEMINARY HILL ADDITION  
(VOL. 388-116, PG. 30)

LOT A, BLOCK 23-R  
SEMINARY HILL ADDITION  
(VOL. 388-116, PG. 30)

WARREN AVENUE

MATCHLINE (SEE PAGE 6)

**Pacheco Koch** 6000 WESTERN PLACE, SUITE 625  
FORT WORTH, TX 76107 817.412.7155  
DALLAS ■ FORT WORTH ■ HOUSTON TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-100080-01

**STREET VACATION**  
BEING PART OF LOT A, BLOCK 23-R,  
MARTIN LYDON AVENUE, WEST GAMBRELL  
STREET & ALL OF WARREN AVENUE  
IN SEMINARY HILL ADDITION  
AND BEING OUT OF THE MARIA  
AROCHA SURVEY, ABSTRACT NO. 1  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
PAGE 5 OF 6

<b>DRAWN BY</b> PMD	<b>CHECKED BY</b> MLL	<b>SCALE</b> 1"=60'	<b>DATE</b> MAY 2012	<b>JOB NUMBER</b> 3139-12.093
------------------------	--------------------------	------------------------	-------------------------	----------------------------------



0 30 60 120

GRAPHIC SCALE IN FEET

5' SANITARY SEWER EASEMENT  
(INST. NO. D191218854)

N 89°08'21" E  
51.96'

5/8-INCH IRON ROD FOUND

LOT 1R-1, BLOCK 4  
SEMINARY HILL ADDITION  
(INST. NO. D191218854)

1/2-INCH IRON ROD W/ "GRAHAM" CAP FOUND. (C.M.)

$\Delta=00^{\circ}25'10"$

R=11,359.20'

L=83.13'

T=41.57'

CB=S 15°04'39" W

CD=83.13'

LOT 2, BLOCK 4  
SEMINARY HILL ADDITION  
(INST. NO. D211034374)

1/2-INCH IRON ROD  
W/ "COOMBS" CAP FOUND

40' WATER & SEWER EASEMENT  
(INST. NO. D211034374)

S 89°09'07" W

10.30'

$\Delta=02^{\circ}58'51"$

R=11,371.63'

L=591.62'

T=295.87'

CB=S 13°21'38" W

CD=591.55'

LOT 5-R-1, BLOCK 5  
SEMINARY HILL ADDITION  
(CAB B, SLIDE 540)

The undersigned, Registered  
Professional Land Surveyor, hereby  
certifies that this plat of survey  
accurately sets out the metes and  
bounds of the vacation tract  
described.

*Michael Larry Lewis, Jr.* 10/30/12  
Date

Michael Larry Lewis, Jr.  
Registered Professional  
Land Surveyor No. 5773



**GAMBRELL STREET**

$\Delta=03^{\circ}41'35"$

R=11,413.36'

L=735.64'

T=367.95'

CB=N 13°21'54" E

CD=735.53'

**STREET VACATION**  
**3.494 ACRES**  
(152,205 SF)

**WARREN AVENUE**

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing basis for this survey is South 00 degrees, 50 minutes, 46 seconds East for the east right-of-way line of Warren Avenue, according to the plat of Seminary Hill Addition, recorded in Volume 310, Page 45 of the Plat Records of Tarrant County, Texas and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on April 26, 2012.

S 89°11'54" W  
5.14'

1-INCH IRON ROD FOUND  
N 00°50'46" W  
1,696.37'

10' AERIAL EASEMENT  
(VOL. 388-81, PG. 46)

40' R.O.W.

1/2-INCH IRON ROD FOUND (C.M.)

N 89°11'54" E  
10.89'

60' UTILITY EASEMENT  
(VOL. 388-116, PG. 30)

LOT A-R, BLOCK 14-R  
SEMINARY HILL ADDITION  
(CAB. A, SLIDE 12875)

536.51'

1675.99'

S 00°50'46" E  
606.77'

60' R.O.W.

**LEGEND**

- PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - EASEMENT LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) - CONTROLLING MONUMENT

**MATCHLINE (SEE PAGE 5)**

**STREET VACATION**

BEING PART OF LOT A, BLOCK 23-R,  
MARTIN LYDON AVENUE, WEST GAMBRELL  
STREET & ALL OF WARREN AVENUE  
IN SEMINARY HILL ADDITION  
AND BEING OUT OF THE MARIA  
ARocha SURVEY, ABSTRACT NO. 1  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PAGE 4 OF 6

**Pacheco Koch**

6000 WESTERN PLACE, SUITE 625  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-100080-01

<b>DRAWN BY</b> PMD	<b>CHECKED BY</b> MLL	<b>SCALE</b> 1"=60'	<b>DATE</b> MAY 2012	<b>JOB NUMBER</b> 3139-12.093
------------------------	--------------------------	------------------------	-------------------------	----------------------------------