



November 23, 2014

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Field notes for:

A portion of Grant Street situated in Lot 1R1 in Block 4 of TRINITY BLUFF ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Document No. D213242364 of the Plat Records of Tarrant County, Texas originally dedicated by the plat of EVANS AND HUFFMAN ADDITION, an Addition the City of Fort Worth, according to the plat thereof recorded in volume 94, page 368 of the Deed Records of Tarrant County, Texas and described by metes and bounds as follows:

Commencing at a marked "Y" for the southwest corner of said Lot 1R1, in the east right-of-way of Samuels Avenue, and run along the west line of said Lot 1R1, north 30 degrees-28 minutes-01 seconds west 30 feet to the intersection of the intersection of the east right-of-way of Samuels Avenue, and the north line of East Peach Street, vacated and abandoned by City Ordinance No. 20481-11-2012, the run, along the north line of abandoned and vacated East Peach Street north 59 degrees-31 minutes-59 seconds east 246 feet to the intersection of the north line of abandoned and vacated East Peach Street, and the west line of said Grant Street for the southwest and beginning corner of the tract being described.

Thence north 30 degrees-28 minutes-01 second west, along the west line of said Grant Street, 86-03/100 feet to the southwest corner of the portion of Grant Street vacated and abandoned by City Ordinance No. 16199.

Thence north 59 degrees-31 minutes-59 seconds east, along the south line of the said portion of Grant Street vacated and abandoned by City Ordinance No. 16199, a distance of 50 feet to the southeast corner of the said portion of Grant Street vacated and abandoned by City Ordinance No. 16199, in the east line of said Grant Street.

Thence south 30 degrees-28 minutes-01 second east, along the east line of said Grant Street, 86-03/100 feet to the intersection of the east line of said Grant Street, and the north line of said abandoned and vacated East Peach Street.

Thence south 59 degrees-31 minutes-59 seconds west, along the north line of said abandoned and vacated East Peach Street, 50 feet to the place of beginning and containing 4301 square feet.

The basis for bearings is plat call along the south line of said Lot 1R1.

Prepared November 23, 2014 from plat records and previous survey.

**BROOKES BAKER SURVEYORS**

Alan W. Hickey