

## ALLEY VACATION

Being a 20-foot wide alley in  
Block 48, Rosen Heights, 1st Filing  
The Andrew T. Card Survey, Abstract No. 389  
and the Pleasant Moore Survey, Abstract No. 1008  
City of Fort Worth, Tarrant County, Texas

DESCRIPTION, of a 12,000 square foot (0.275 acre) tract of land situated in the Pleasant Moore Survey, Abstract No. 389 and the Andrew T. Card Survey, Abstract No. 1008, Tarrant County, Texas; said tract being all of a 20-foot wide alley in Block 48, Rosen Heights, 1st Filing, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 106, Page 56 of the Plat Records of Tarrant County, Texas; said 12,000 square foot tract being more particularly described as follows (Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on March 24th, 2014 with an applied combined scale factor of 1.00012):

COMMENCING, at a 1/2-inch iron rod found at the intersection of the north right-of-way line of NW 26th Street (a 60-foot wide right-of-way) and the east right-of-way line of McKinley Avenue (a 60-foot wide right-of-way); said point being the southwest corner of Lot 13, Block 48 of said Rosen Heights, 1st Filing;

THENCE, North 89 degrees, 51 minutes, 34 seconds East, along the south line of said Lot 13, Block 48 and the said north line of NW 26th Street, a distance of 140.00 feet to the POINT OF BEGINNING; said point being in the west line of said 20-foot alley;

THENCE, North 00 degrees, 08 minutes, 26 seconds West, along the said west line of a 20-foot alley, a distance of 600.00 feet to a point for corner in the south line of NW 27th Street (a 60-foot wide right-of-way); said point being the northeast corner of Lot 24, Block 48 of said Rosen Heights, 1st Filing;

THENCE, North 89 degrees, 51 minutes, 34 seconds East, along the said south line of NW 27th Street, a distance of 20.00 feet to a point for corner; said point being the northwest corner of Lot 12, Block 48 of said Rosen Heights, 1st Filing and in the east line of said 20-foot alley;

THENCE, South 00 degrees, 08 minutes, 26 seconds East, departing the said south line of NW 27th Street and along the said east line of a 20-foot alley, a distance of 600.00 feet to a point for corner in the said north line of NW 26th Street; said point being the southwest corner of Lot 1, Block 48 of said Rosen Heights, 1st Filing;

THENCE, South 89 degrees, 51 minutes, 34 seconds West, along the said north line of NW 26th Street, a distance of 20.00 feet to the POINT OF BEGINNING;

CONTAINING: 12,000 square feet or 0.275 acres of land, more or less.

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

 4/15/14  
Date  
Michael Larry Lewis, Jr.  
Registered Professional Land Surveyor No. 5773  
Pacheco Koch Consulting Engineers, Inc.  
6100 Western Place, #1001, Fort Worth TX 76107  
(817) 412-7155  
TX Reg. Surveying Firm LS-10008001



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

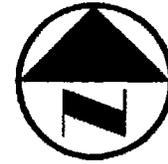
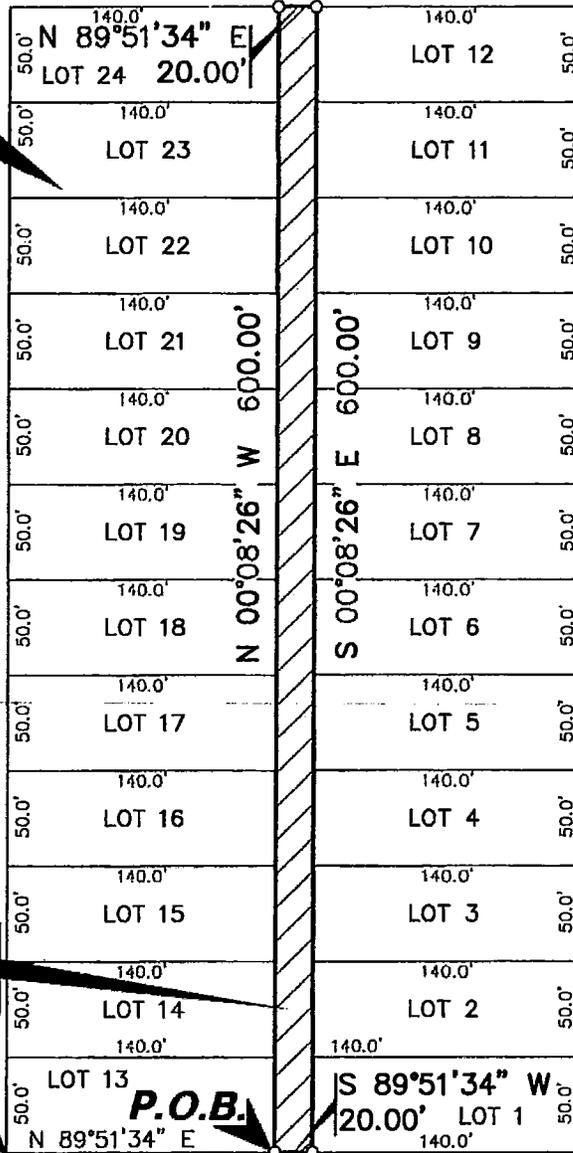
LOT 13 BLOCK 49 LOT 1

# NW 27TH STREET

(A 60-FOOT WIDE RIGHT-OF-WAY)

BLOCK 48  
ROSEN HEIGHTS,  
1ST FILING  
(VOL. 106, PG. 56)  
FORT WORTH INDEPENDENT  
SCHOOL DISTRICT  
LOTS 1-24  
(VOL. 1075, PG. 477)  
(VOL. 1274, PG. 327)  
(VOL. 782, PG. 568)  
(VOL. 795, PG. 601)  
(VOL. 338, PG. 14)  
(VOL. 701, PG. 301)  
(VOL. 701, PG. 299)  
(VOL. 898, PG. 590)  
(VOL. 782, PG. 569)  
(VOL. 318, PG. 340)

**MCKINLEY  
AVENUE**  
(A 60-FOOT WIDE  
RIGHT-OF-WAY)



**ROOSEVELT AVENUE**  
(A 60-FOOT WIDE RIGHT-OF-WAY)

ANDREW T. CARD SURVEY --  
ABST. NO. 389

PLEASANT MOORE SURVEY --  
ABST. NO. 1008

LEGEND	
	PROPERTY LINE
	VACATION LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
	ABSTRACT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

J:\DWG-35\3533-14.103\DWG\SURVEY\_CSD\_2012\3533-14.103EX1.DWG

04/15/2014 - 10:16AM

MBILLINGSLEY

20' ALLEY VACATION  
12,000 SF  
(0.275 ACRES)

P.O.C.

P.O.B.

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

# NW 26TH STREET

(A 60-FOOT WIDE RIGHT-OF-WAY)

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. Date 4/15/14  
Registered Professional  
Land Surveyor No. 5773



### NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on March 24th, 2014 with an applied combined scale factor of 1.00012.

## 20' ALLEY VACATION

BLOCK 48, ROSEN HEIGHTS, 1ST FILING  
LOCATED IN THE CITY OF FORT WORTH, TEXAS  
THE ANDREW T. CARD SURVEY, ABST. NO. 389  
AND THE P. MOORE SURVEY, ABST. NO. 1008  
TARRANT COUNTY, TEXAS

PAGE 2 OF 2

**Pacheco Koch** 6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

<b>DRAWN BY</b> MCB	<b>CHECKED BY</b> RMT/MLL	<b>SCALE</b> 1"=100'	<b>DATE</b> APRIL 2014	<b>JOB NUMBER</b> 3533-14.103
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