

12' ALLEY ABANDONMENT
BLOCK 1
E.F. SEIDELS SUBDIVISION OF BLOCK 12, FIELDS WELCH ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING 2,400 SQUARE FOOT (0.055 ACRE) TRACT OF LAND SITUATED IN BLOCK 1 OF E.F. SEIDELS SUBDIVISION OF BLOCK 12, FIELDS WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 26 AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, AND BEING ALL OF THE 12' ALLEY ADJOINING LOTS 1-R, 4-R AND 13-R, BLOCK 1 OF BLOCK 1 OF SEIDELS SUBDIVISION OF BLOCK 12, FIELD'S WELCH ADDITION, AN ADDITION THE CITY OF FORT WORTH TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-47, PAGES 149-150 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND LOTS 12 AND 15 OF SAID BLOCK 1 OF E.F. SEIDELS SUBDIVISION OF BLOCK 12, FIELDS WELCH ADDITION, BEING THE SAME PROPERTY DESCRIBED IN DEEDS TO OLEANDER INVESTMENTS, LLC RECORDED UNDER INSTRUMENT NO. (S) D214204585, D214055956 AND D214023218 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN ASPHALT FOR CORNER AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF ROSEDALE STREET AND THE EAST RIGHT-OF-WAY LINE OF SEVENTH AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1R, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS AND RECORDED IN COUNTY CLERK'S NO. D199226698 (VOLUME 13996, PG. 108) OF THE OFFICIAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 44° 46' 17" EAST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID SEVENTH AVENUE AND ALONG THE SOUTHWESTERLY LINE OF SAID STATE OF TEXAS TRACT FOR A DISTANCE OF 19.37 FEET TO A 5/8" IRON ROD FOUND IN ASPHALT FOR CORNER;

THENCE SOUTH 89° 56' 46" EAST ALONG THE SOUTH LINE OF SAID STATE OF TEXAS TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ROSEDALE STREET FOR A DISTANCE OF 86.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF ROSEDALE STREET AND THE NORTHEAST CORNER OF SAID LOT 1-R;

THENCE SOUTH 00° 00' 10" WEST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROSEDALE STREET, AND THE SOUTH LINE OF SAID STATE OF TEXAS TRACT AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 1-R FOR A DISTANCE OF 9.78 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAME BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE NORTH 89° 56' 46" EAST CONTINUING ALONG THE SOUTH LINE OF SAID WEST ROSEDALE STREET FOR A DISTANCE OF 12.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00° 00' 10" EAST DEPARTING THE SOUTH LINE OF SAID WEST ROSEDALE STREET ALONG THE WEST LINE OF SAID LOTS 15, 13-R AND 12 FOR A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 12;

THENCE SOUTH 89° 56' 46" WEST DEPARTING THE SOUTHWEST CORNER OF SAID LOT 12 FOR A DISTANCE OF 12.00 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 4-R;

THENCE NORTH 00° 00' 10" WEST DEPARTING THE SOUTHEAST CORNER OF SAID LOT 4-R ALONG THE EAST LINE OF SAID LOTS 4-R AND 1-R FOR A DISTANCE OF 200.00 FEET TO THE POINT OF POINT OF BEGINNING AND CONTAINING 2,400 SQUARE FOOT (0.055 ACRE) OF LAND, MORE OR LESS.

David Petree

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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



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REVISED JANUARY 26, 2015

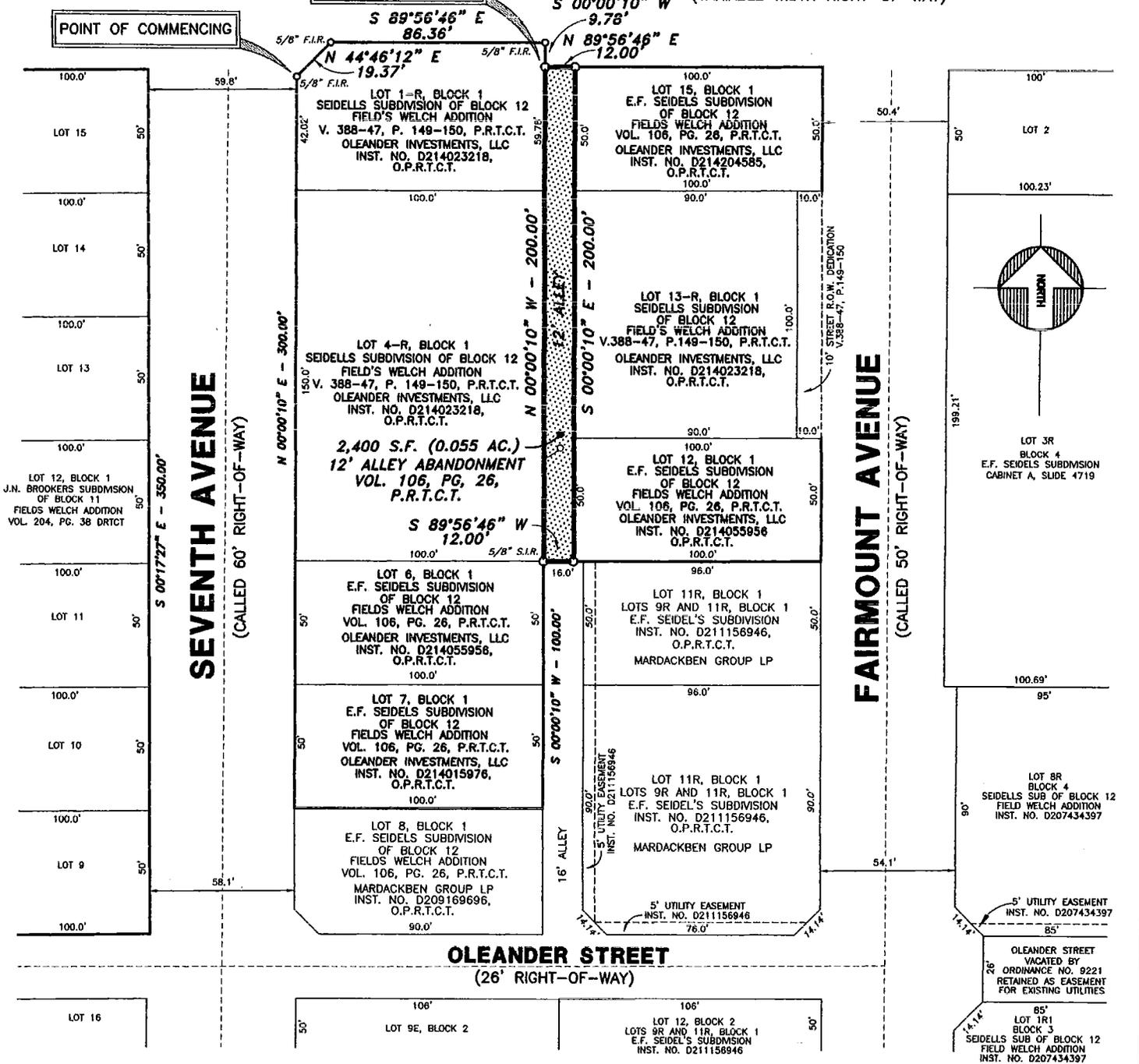
SHEET 1 OF 2

WEST ROSEDALE STREET

(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING

POINT OF COMMENCING



SEVENTH AVENUE
(CALLED 60' RIGHT-OF-WAY)

FAIRMOUNT AVENUE
(CALLED 50' RIGHT-OF-WAY)

OLEANDER STREET
(26' RIGHT-OF-WAY)



GRAPHIC SCALE: 1" = 60'
MAP TO ACCOMPANY
METES AND BOUNDS DESCRIPTION
12' ALLEY ABANDONMENT
BLOCK 1

**E.F. SEIDEL'S SUBDIVISION OF BLOCK 12,
FIELDS WELCH ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**



PREPARED FROM SURVEYS ON
THIS 26TH DAY OF JANUARY, 2015

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