

STREET RIGHT-OF-WAY VACATION

EAST FIRST STREET

B.F. CROWLEY SURVEY, ABSTRACT NO. 307

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 1.0344 acre tract of land situated in the B.F. Crowley Survey, Abstract Number 307, Tarrant County, Texas and being part of First Street (variable width R.O.W.), being partially bounded on the northwest by Lots 1 and 2, Block A, of the Booker Washington-121 Addition, an addition to the City of Fort Worth, recorded in Instrument Number D21226715 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), a tract of land (Site 15) conveyed to Chesapeake Land Development Company LLC by Warranty Deed recorded in Instrument Number D213283471 (O.P.R.T.C.T.), the remainder of Tract 8, conveyed to said Chesapeake Land Development Company LLC by Special Warranty Deed recorded in Instrument Number D207237217 and D205290218 (O.P.R.T.C.T.), also being bounded on the northeast and southeast by Lot 1, Block 1 of the Trinity Bend Addition, an addition to the City of Fort Worth, recorded in Volume 388-191, Page 86 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), also being all of Tract 5, conveyed to Chesapeake Land Development Company LLC by Special Warranty Deed recorded in Instrument Number D207237217 (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 3-1/2 inch aluminum TxDot monument found at the southeast intersection of the North bound service road of Interstate Highway 35 and the southeast line of East First Street, same being the West corner of said Lot 1, Block 1, Trinity Bend Addition;

THENCE N38°44'12"E, departing the southeast line of said First Street, a distance of 139.45 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner at the northeast intersection of said North bound service road of Interstate Highway 35 and the northwest line of said East First Street, same being the South corner of said Lot 1, Block A, Booker Washington-121 Addition;

THENCE N64°45'23"E, departing the North bound service road of said Interstate Highway 35 and along the southeast line of said Lot 1, Block A, a distance of 260.22 to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner, same being the South corner of said Lot 2, Block A, Booker Washington-121 Addition;

THENCE N64°43'51"E, along the southeast line of said Lot 2, Block A, a distance of 100.00 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner in the southwest line of said Site 15;

THENCE S30°07'46"E, along the southwest line of said Site 15, a distance of 1.08 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner, same being the South corner of said Site 15;

THENCE N64°40'03"E, along the southeast line of said Site 15, a distance of 223.90 feet to a 5/8-inch "DUNAWAY" capped iron rod found for corner, same being the South corner of the Remainder of said Tract 8;

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STREET VACATION

1.0344 ACRES
45,058 Sq. Ft.

BASIS OF BEARING

Bearings are based upon the FINAL PLAT of LOTS 1 & 2, BLOCK 1, TRINITY BEND ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-191, Page 86, Plat Records, Tarrant County, Texas.

CHECKED	DRAWN	DATE	SCALE	JOB #	FILE
SRF	SJD	10/28/15	1"=100'	G14118	ENH



STREET RIGHT-OF-WAY VACATION

EAST FIRST STREET

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CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THENCE N64°30'36"E, along the southeast line of the Remainder of Tract 8, a distance of 111.29 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner at the intersection of the northwest line of said East First Street and the southwest line of said Lot 1, Block 1, Trinity Bend Addition;

THENCE S25°29'25"E, departing the southeast line of the Remainder of Tract 8 and northwest line of said East First Street and along the southwest line of said Lot 1, Block 1, Trinity Bend Addition, a distance of 58.96 feet to a 5/8-inch "DUNAWAY" capped iron rod found for corner at the intersection of the southwest and northwest line of said Lot 1, Block 1, Trinity Bend Addition and the southeast line of said East First Street;

THENCE S64°42'57"W, along the northwest line of said Lot 1, Block 1, Trinity Bend Addition, a distance of 366.18 feet to a 1-inch iron pipe found for corner;

THENCE S64°32'10"W, continuing along the northwest line of said Lot 1, Block 1, a distance of 290.35 feet to a "V" cut in concrete found for corner;

THENCE S64°31'58"W, a distance of 164.54 feet to the POINT OF BEGINNING, containing 45,058 square feet or 1.0344 acres of land, more or less.

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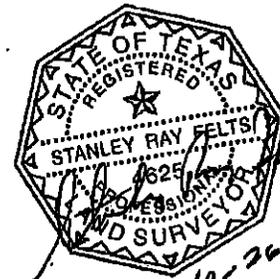
STREET VACATION

1.0344 ACRES
 45,058 Sq. Ft.

BASIS OF BEARING

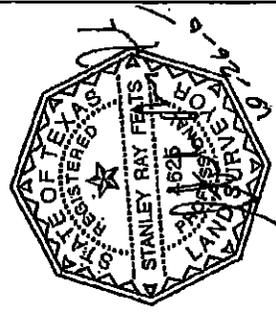
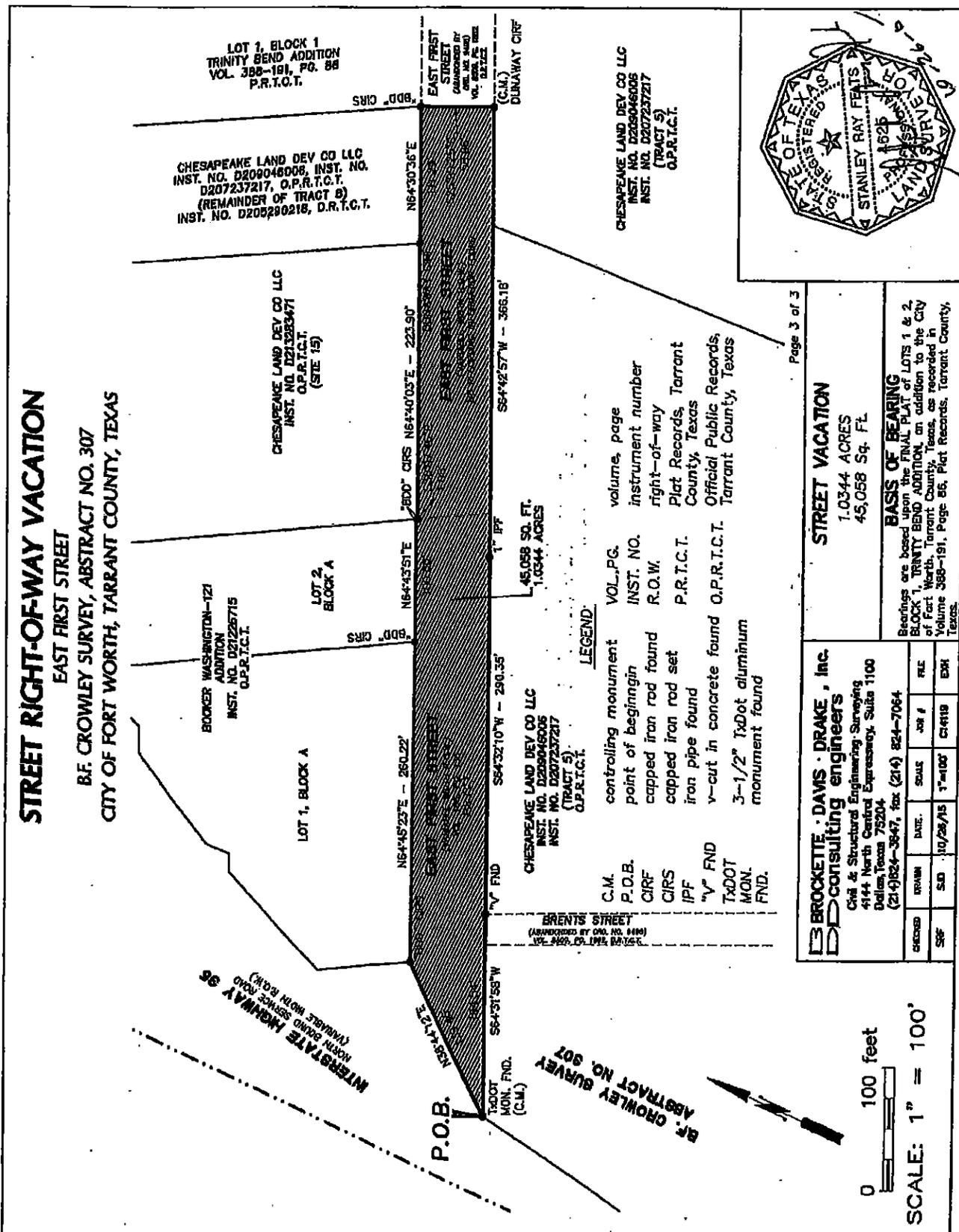
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SRF	SJD	10/26/15	1"=100'	C14119	EXH



STREET RIGHT-OF-WAY VACATION

EAST FIRST STREET
B.F. CROWLEY SURVEY, ABSTRACT NO. 307
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



STREET RIGHT-OF-WAY VACATION

PART OF MAPLE STREET

B.F. CROWLEY SURVEY, ABSTRACT NO. 307

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.7126 acre tract of land situated in the B.F. Crowley Survey, Abstract Number 307, Tarrant County, Texas and being all of Maple Street (variable width R.O.W.), being partially bounded on the northeast by Lot 1, Block 1 of the Trinity Bend Addition, an addition to the City of Fort Worth, recorded in Volume 388-191, Page 86 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.), same being (Tract 5) conveyed to Chesapeake Land Development Company LLC by Special Warranty Deed, recorded in Instrument Number D207237217 of the Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and Lot 10, Block 1 of the S.J. Higgs Subdivision, an addition to the City of Fort Worth, recorded in Volume 726, Page 624 (P.R.T.C.T.), being bounded on the southwest by Lot 2, Block 1 of the Trinity Bend Addition, an addition to the City of Fort Worth, recorded in Volume 388-191, Page 86 (P.R.T.C.T.), the southeast right-of-way line of Interstate Highway 35 (variable width R.O.W.) and being more particularly described as follows:

BEGINNING at a 5/8-inch "DUNAWAY" capped iron rod found at the South end of a corner clip at the North intersection of the northeast line of said Maple Street and the northwest line of East Fourth Street (variable width R.O.W.), same being the South corner of said Lot 1, Trinity Bend Addition;

THENCE S52°20'46"W, departing said corner clip at the intersection of said Maple Street and said East Fourth Street, a distance of 90.75 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner at the South end of a corner clip at the northwest intersection of the northwest line of said East Fourth Street and the southwest line of said Maple Street, same being the southeast corner of said Lot 2, Block 1, Trinity Bend Addition;

THENCE N11°11'07"E, along said corner clip and the southeast line of said Lot 2, Block 1, Trinity Bend Addition, a distance of 22.77 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner;

THENCE N29°26'27"W, along the northeast line of said Lot 2, Block 1, a distance of 467.76 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner at the intersection of the southwest line of said Maple Street and the southeast line of said Interstate Highway 35, same being the northeast corner of said Lot 2, Block 1;

THENCE N06°26'31"E, departing the northeast line of said Lot 2, Block 1, and the southwest line of said Maple Street, a distance of 102.31 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner at the intersection of the northeast line of said Maple Street and the southeast line of said Interstate Highway 35, same being the West corner of said Lot 1, Block 1;

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STREET VACATION

0.7126 ACRES
 31,043 SQ. FT.

BASIS OF BEARING

Bearings are based upon the FINAL PLAT of LOTS 1 & 2, BLOCK 1, TRINITY BEND ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-191, Page 86, Plat Records, Tarrant County, Texas.

CHECKED	DRAWN	DATE	SCALE	JOB #	FILE
SRF	SJD	11/04/18	1"=100'	014118	EXH



STREET RIGHT-OF-WAY VACATION

PART OF MAPLE STREET

B.F. CROWLEY SURVEY, ABSTRACT NO. 307

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THENCE S29°26'27"E, departing the southeast line of said Interstate Highway 35 and along the southwest line of said Lot 1, Block 1, a distance of 353.30 feet to a 5/8-inch "DUNAWAY" capped iron rod found for corner in the northwest line of said Lot 10, Block 1, S.J. Higgs Subdivision;

THENCE S60°33'33"W, along the northwest line of said Lot 10, Block 1, a distance of 10.00 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner;

THENCE S29°30'20"E, along the southwest line of said Lot 10, Block 1, a distance of 40.00 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner;

THENCE N60°35'31"E, along the southeast line of said Lot 10, Block 1, a distance of 10.00 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner in the aforementioned southwest line of said Lot 1, Block 1;

THENCE S29°28'04"E, along the southwest line of said Lot 1, Block 1, a distance of 148.65 feet to a 5/8-inch "DUNAWAY" capped iron rod found for corner at the North end of a corner clip at the intersection of the northeast line of said Maple Street and the northwest line of said East Fourth Street;

THENCE S78°08'56"E, along said corner clip, a distance of 19.80 feet to the POINT OF BEGINNING, containing 31,043 square feet or 0.7126 acres of land, more or less.

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STREET VACATION

0.7126 ACRES
 31,043 SQ. FT.

BASIS OF BEARING

Bearings are based upon the FINAL PLAT of LOTS 1 & 2, BLOCK 1, TRINITY BEND ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-191, Page 88, Plat Records, Tarrant County, Texas.

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STREET RIGHT-OF-WAY VACATION

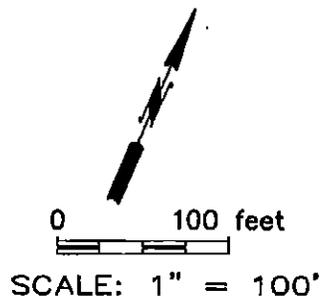
PART OF MAPLE STREET

B.F. CROWLEY SURVEY, ABSTRACT NO. 307

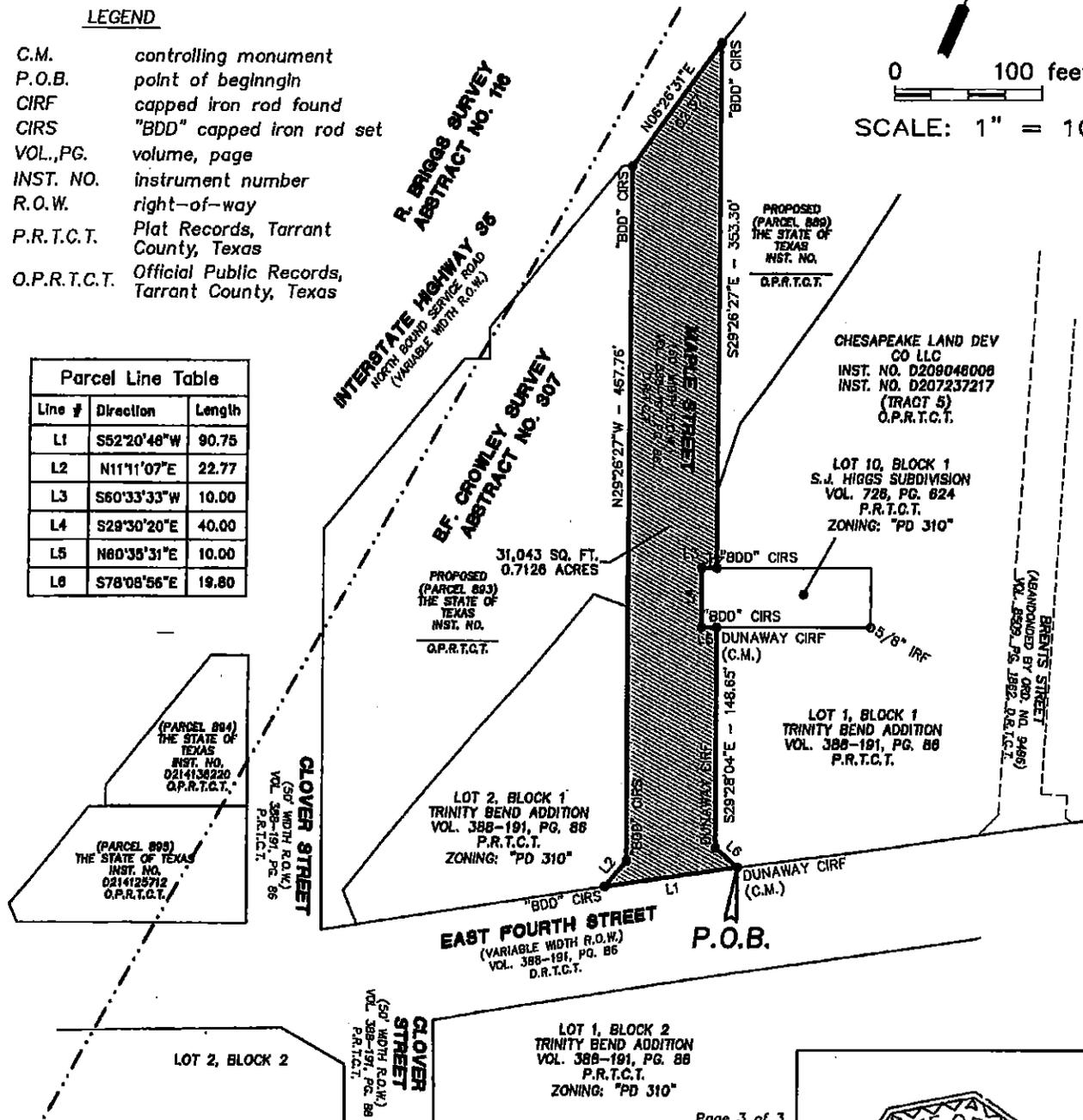
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

LEGEND

- C.M. controlling monument
- P.O.B. point of beginning
- CIRF capped iron rod found
- CIRS "BDD" capped iron rod set
- VOL., PG. volume, page
- INST. NO. instrument number
- R.O.W. right-of-way
- P.R.T.C.T. Plat Records, Tarrant County, Texas
- O.P.R.T.C.T. Official Public Records, Tarrant County, Texas



Parcel Line Table		
Line #	Direction	Length
L1	S52°20'48"W	90.75
L2	N11°11'07"E	22.77
L3	S60°33'33"W	10.00
L4	S29°30'20"E	40.00
L5	N80°35'31"E	10.00
L6	S78°08'56"E	19.80



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SRF	SJD	11/04/16	1"=100'	C14119	ENH

STREET VACATION
 0.7126 ACRES
 31,043 SQ. FT.

BASIS OF BEARING
 Bearings are based upon the FINAL PLAT of LOTS 1 & 2, BLOCK 1, TRINITY BEND ADDITION, on addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-191, Page 88, Plat Records, Tarrant County, Texas.

