



REAL PROPERTY DESCRIPTION
20,707.1 SQ. FT. TO BE VACATED BEING
A PORTION OF JENNINGS AVENUE

All that certain lot, tract or parcel of land lying and situated in the L. Warwick Survey, Abstract No. 1663, Tarrant County, Texas, being a portion Jennings Avenue, an 80' right-of-way according to the plat of South Hemphill Heights Addition, recorded under Volume 106, Page 133 of the Plat Records of Tarrant County, Texas, and a portion of Jennings Avenue as occupied, no right-of-way found of record but shown on construction plans as a proposed 60' right-of-way according to City of Fort Worth, Transportation & Public Works Vault File No. 1999, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found (control monument) lying in the westerly right-of-way line of said Jennings Avenue (80' right-of-way per plat), being the northeast corner of Lot 15-R, Block 51, South Hemphill Heights Addition, according to the plat recorded under Volume 388-155, Page 14 of the Plat Records of Tarrant County, Texas, the southeast corner of Lot 16-R, Block 51, said corner bears South 89 degrees 56 minutes 17 seconds East 319.97 feet from a 1/2" iron rod found in concrete (control monument) lying in the easterly right-of-way line of Hemphill Street (80' right-of-way per plat), being the northwest corner of Lot 6-R, Block 51, South Hemphill Heights Addition;

THENCE South 89 degrees 56 minutes 17 seconds East 80.00 feet to a 60d nail found lying on the easterly right-of-way line of Jennings Avenue, being the southwest corner of Lot 5, Block 52, South Hemphill Heights Addition;

THENCE SOUTH along the easterly right-of-way line of Jennings Avenue, 25.71 feet to a 5/8" iron rod found capped "City of Ft Worth Survey Division" lying on the northwesterly line of that certain tract of land described as 3.82 acres in the Correction Affidavit to the City of Fort Worth, executed September 11, 2014, recorded under Instrument No. D214202903 of the Official Public Records of Tarrant County, Texas;

THENCE in a southwesterly direction along the arc of a non-tangent curve to the right having a radius of 705.18 feet through a central angle of 01 degree 30 minutes 53 seconds an arc length of 18.64 feet to a 5/8" iron rod set capped "City of Ft Worth Survey Division", the chord of which bears South 39 degrees 56 minutes 50 seconds West 18.64 feet to the occupied easterly line of said Jennings Avenue and lying in a non-tangent curve to the right having a radius of 530.00 feet;

THENCE in southwesterly direction along the occupied easterly line of said Jennings Avenue, the arc of said curve through a central angle of 08 degrees 53 minutes 06 seconds an arc length of 82.19 feet, the chord of which bears South 08 degrees 12 minutes 03 seconds West 82.11 feet to an "X" cut set in a concrete sidewalk at the end of said curve;

THENCE South 12 degrees 38 minutes 36 seconds West along the occupied easterly line of said Jennings Avenue, 29.18 feet to an "X" cut set in concrete sidewalk at the beginning of a tangent curve to the left having a radius of 470.00 feet;

THENCE in a southwesterly direction along the occupied easterly line of said Jennings Avenue, the arc of said curve through a central angle of 12 degrees 38 minutes 34 seconds an arc length of 103.71 feet, the chord of which bears South 06 degrees 19 minutes 18 seconds West 103.50 feet to a 5/8" iron rod set capped "City of Ft Worth Survey Division" at the end of said curve;

THENCE SOUTH along the occupied easterly line of said Jennings Avenue, 73.99 feet to a 5/8" iron rod set capped "City of Ft Worth Survey Division" lying on the northerly right-of-way line of Biddison Street, a 65' right-of-way described as 0.9112 acres in the deed recorded under Volume 3929, Page 334 of the Deed Records of Tarrant County, Texas, said corner bears North 89 degrees 56 minutes 17 seconds West 253.00 feet from a 5/8" iron rod found capped "City of Ft Worth Survey Division" being the southeast corner of said 3.82 acre tract;

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THENCE North 89 degrees 56 minutes 17 seconds West along the northerly right-of-way line of said Biddison Street, the southerly line of said 3.82 acre tract, 60.00 feet to a 5/8" iron rod set capped "City of Ft Worth Survey Division" lying on the occupied westerly line of said Jennings Avenue, said corner bears South 89 degrees 56 minutes 17 seconds East 297.46 feet from a 5/8" iron rod found capped "City of Ft Worth Survey Division" lying at the intersection of the northerly right-of-way line of said Biddison Street with the easterly right-of-way line of said Hemphill Street, being the southwest corner of said 3.82 acre tract;

THENCE NORTH along the occupied westerly line of said Jennings Avenue, 73.92 feet to a 5/8" iron rod set capped "City of Ft Worth Survey Division" at the beginning of a tangent curve to the right having a radius of 530.00 feet;

THENCE in a northeasterly direction along the occupied westerly line of said Jennings Avenue, the arc of said curve through a central angle of 12 degrees 38 minutes 34 seconds an arc length of 116.95 feet, the chord of which bears North 06 degrees 19 minutes 18 seconds East 116.71 feet to a 5/8" iron rod set capped "City of Ft Worth Survey Division" at the end of said curve;

THENCE North 12 degrees 38 minutes 35 seconds East along the occupied westerly line of said Jennings Avenue, 25.72 feet to an "X" cut set in concrete lying in a non-tangent curve to the left having a radius of 705.18 feet, being a northwesterly line of said 3.82 acre tract, an easterly line of Lot 13-R, Block 51 of said South Hemphill Heights Addition;

THENCE in a northeasterly direction along the arc of said curve through a central angle of 00 degrees 19 minutes 26 seconds an arc length of 3.98 feet, the chord of which bears North 48 degrees 44 minutes 18 seconds East 3.97 feet to the westerly right-of-way line of said Jennings Avenue, being the eastern most southeast corner of said Lot 13-R, said corner bears southwesterly an arc length of 1.01 feet from a 60d nail found;

THENCE NORTH along the westerly right-of-way line of said Jennings Avenue, 108.98 feet to the point of beginning and containing 20,707.1 square feet as surveyed on the ground September 17 - 23, 2013, February 25, 2015 and January 22, 2016, by the City of Fort Worth. See survey map attached hereto and made a part hereof.

Crystal D. Harris

Crystal D. Harris, RPLS No. 6157
File No. 701514A01
Vacation Exhibit 2/19/15 Update 1/7/16
Add Prescrip 01/22/16



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