

## LEGAL DESCRIPTION

**BEING** a tract of land situated in the F.G. Mulliken Survey, Abstract No. 1045, in the City of Fort Worth, Tarrant County, Texas, and being all of a 10 foot Alley as shown on plat of North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said Alley is located in Block 37, between N.W. 8<sup>th</sup> Street and Refinery Street; said tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1 inch iron rod found being the southeast corner of a tract of land described in a deed to Tarrant Regional Water District (TRWD), recorded in Instrument No. D213097462, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), said rod being at the intersection of the west right-of-way (R.O.W.) line of Houston Street (a 70' R.O.W.) and the north R.O.W. line of N.W. 8<sup>th</sup> Street (a 50' R.O.W.); **THENCE** South 59 degrees 50 minutes 50 seconds West along the north R.O.W. line of said N.W. 8<sup>th</sup> Street and the south line of said TRWD tract, a distance of 95.00 feet to a 1/2 inch iron rod found being the southwest corner of said TRWD tract and the southeast corner of said 10 foot Alley and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 60 degrees 25 minutes 29 seconds West continuing along the north (R.O.W.) line of said N.W. 8<sup>th</sup> Street and the south line of said Alley, a distance of 10.14 feet to an X in concrete found (control monument), being the southwest corner of said Alley and the southeast corner of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D215191437, D.R.T.C.T.;

**THENCE** North 30 degrees 10 minutes 05 seconds West along the west R.O.W. line of said Alley and the east line of said TRWD tract, a distance of 281.67 feet to a 1/2 inch capped iron rod found stamped "Brittain & Crawford" (control monument), being the northeast corner of said TRWD tract and the northwest corner of said Alley and on the south line of Lot 1, Block 1, Texas Refinery Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-93, Page 90, P.R.T.C.T., and further being on the south line of a tract of land described in a deed to Tarrant regional Water District, recorded in Instrument No. D213097462, D.R.T.C.T.;

**THENCE** North 63 degrees 17 minutes 51 seconds East along the south line of said Lot 1, the south line of said TRWD tract and the north line of said Alley, a distance of 5.22 feet to a 60D Nail found, being a southerly ell corner of said Lot 1 and said TRWD tract, on the west R.O.W. line of Refinery Street (a variable width R.O.W.);

**THENCE** South 30 degrees 03 minutes 19 seconds East along the west R.O.W. line of Refinery Street and the east line of said Alley, a distance of 13.27 feet to the southwest corner of said Refinery Street, same being an ell corner in the centerline of said 10 foot Alley, and the beginning of a curve to the right, whose center bears South 21 degrees 38 minutes 24 seconds East, a distance of 1624.07 feet, and whose chord bears North 68 degrees 26 minutes 59 seconds East, a distance of 5.08 feet;

**THENCE** Northeasterly along the south R.O.W. line of said Refinery Street, the north line of said Alley and said curve to the right, through a central angle of 0 degrees 10 minutes 45 seconds, an arc length of 5.08 feet to a 1/2 inch iron rod found, being the northeast corner of said 10 foot Alley, also being the northwest corner of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D213097462, D.R.T.C.T.;

**THENCE**

South 30 degrees 09 minutes 11 seconds East along the east R.O.W. line of said Alley, the west line of said TRWD tract, a distance of 267.43 feet to the **POINT OF BEGINNING** and containing 2,796 Square Feet or 0.064 Acre of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify that I, Kenneth D. Erwin, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from actual on the ground surveys made between September 2007 and August 2013 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

By: TranSystems



Kenneth D. Erwin  
Registered Professional Land Surveyor  
Texas Registration No. 5554  
TBPLS FIRM Reg. No. 10038300

Dated: 11-2-2016



TARRANT REGIONAL WATER DISTRICT  
INST. # D213097462  
D.R.T.C.T.  
FILED: 4-17-2013

LOT 1  
BLOCK 1  
TEXAS REFINERY ADDITION  
VOL. 388-93, PG. 90  
P.R.T.C.T.

F.G. MULLIKEN SURVEY  
ABSTRACT # 1045

REFINERY STREET  
(VARIABLE WIDTH R.O.W.)

CURVE VAC-03  
DELTA= 0° 10' 45" (RT)  
R= 1,624.07  
L= 5.08  
CB= N 68° 26' 59" E  
LC= 5.08

N 63° 17' 51" E  
5.22'  
NORTH TRINITY AVENUE  
CLOSED BY  
ORDINANCE NO. 2037  
NORTH THROCKMORTON  
STREET, CLOSED BY  
ORDINANCE NO. 2036

1/2" CIRF  
BRITTAIN &  
CRAWFORD  
(CONTROL MONUMENT)  
N 6,965,890.7223  
E 2,324,442.5896

60D NAIL  
FOUND  
N 6,965,893.0700  
E 2,324,447.2570

1/2" IRF  
N 6,965,883.4497  
E 2,324,458.6279

N 6,965,881.5834  
E 2,324,453.9036

CONTROL POINT  
CC4  
N 6,968,816.7590  
E 2,324,915.0130

1/2" CIRF  
SPOONER  
& ASSOC.

CONTROL POINT  
CC3  
N 6,975,338.4410  
E 2,331,161.4860

TARRANT REGIONAL WATER DISTRICT  
INST. # D213097462  
D.R.T.C.T.  
FILED: 4-17-2013

NORTH FORT WORTH ADDITION  
VOL. 63, PG. 149,  
P.R.T.C.T.

LOTS 19-28, BLOCK 37

2,796 SQ. FT.  
OR  
0.064 AC.

POINT OF  
BEGINNING  
1/2" IRF  
N 6,965,652.2059  
E 2,324,592.9595

X IN CONC.  
FOUND  
(CONTROL MONUMENT)  
N 6,965,647.2014  
E 2,324,584.1411

1" IRF  
POINT OF  
COMMENCING  
N 6,965,699.9250  
E 2,324,675.1050

1/2" CIRF  
BRITTAIN &  
CRAWFORD

TARRANT REGIONAL WATER DISTRICT  
INST. # D215191437  
D.R.T.C.T.  
FILED: 8-25-2015

N 6,965,564.2823  
E 2,324,441.4896

NORTH FORT WORTH ADDITION  
VOL. 204A, PG. 117,  
P.R.T.C.T.

N.W. 8TH STREET S  
(50' R.O.W.)

TARRANT REGIONAL WATER DISTRICT  
INST. # D215191437  
D.R.T.C.T.  
FILED: 8-25-2015

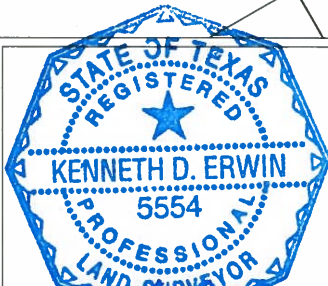
TARRANT REGIONAL WATER DISTRICT  
INST. # D215191437  
D.R.T.C.T.  
FILED: 8-25-2015

60 30 0 60  
1" = 60'  
GRAPHIC SCALE IN FEET



**TranSystems**

500 W. 7TH ST., SUITE 1100  
FORT WORTH, TEXAS 76102  
817-339-8950  
FAX 817-336-2247  
TX FIRM REGISTRATION #10038300  
PROJ NO: P202 06 0524  
SCALE: 60  
DATE: 11-02-2016  
DESIGNED BY:  
DRAWN BY: D.M.P.  
CHECKED BY: K.D.E.  
FILE NAME: VACATE.NORTH.ALLEY.SEG.B.V-PB0001.DGN  
REVISED:



*Kenneth D. Erwin*  
11-2-2016

SHEET TITLE

LAND TITLE SURVEY  
SEGMENT B  
VACATE ALLEY - NORTH

PROJECT

TRINITY RIVER VISION

NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES  
BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH  
AN ADJUSTMENT FACTOR OF 1.0001375289116

PG. 3 of 3