

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 204A, Page 117, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said Alley is located in Block 37, between N.W. 7th Street and N.W. 8th Street; said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 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. D216216337, 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. 7th Street (a 60' R.O.W.); THENCE South 59 degrees 50 minutes 20 seconds West along the north R.O.W. line of said N.W. 7th Street and the south line of said TRWD tract, a distance of 95.00 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc.", 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 59 degrees 47 minutes 13 seconds West continuing along the north R.O.W. line of said N.W. 7th Street and the south line of said Alley, a distance of 10.01 feet to a 1/2 inch iron rod 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. D211062381, D.R.T.C.T.;

THENCE North 30 degrees 09 minutes 58 seconds West along the west R.O.W. line of said Alley and the east line of said TRWD tract, a distance of 25.00 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc.", being the northeast corner of said TRWD tract and the southeast corner of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D216216337, D.R.T.C.T.;

THENCE North 30 degrees 07 minutes 55 seconds West continuing along the west R.O.W. line of said Alley and the east line of said TRWD tract, a distance of 125.19 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc."), being the northeast corner of said TRWD tract and the southeast corner of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D211062381, D.R.T.C.T.;

THENCE North 30 degrees 08 minutes 40 seconds West continuing along the west R.O.W. line of said Alley and the east line of said TRWD tract, a distance of 150.00 feet to a 1/2 inch capped iron rod found stamped "Brittain & Crawford"), being the northeast corner of said TRWD tract 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 continuing along the west R.O.W. line of said Alley and the east line of said TRWD tract, a distance of 100.00 feet to an X in concrete found (control monument), being the northeast corner of said TRWD tract and the northwest corner of said 10 foot Alley, on the south R.O.W. line of N.W. 8th Street (a 50' R.O.W.);

THENCE North 59 degrees 49 minutes 55 seconds East along the south R.O.W. line of said N.W. 8th Street, the north line of said Alley, a distance of 10.00 feet to an X in concrete found, being the northeast corner of said Alley and the northwest 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 South 30 degrees 10 minutes 05 seconds East along the east R.O.W. line of said 10 foot Alley and the west line of said TRWD tract, a distance of 250.00 feet to the southwest corner of said TRWD tract and the northwest corner of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D216216337, D.R.T.C.T.;

THENCE South 30 degrees 07 minutes 01 seconds East continuing along the east R.O.W. line of said Alley, the west line of said TRWD tract, a distance of 150.18 feet to the **POINT OF BEGINNING** and containing 4,013 Square Feet or 0.092 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.

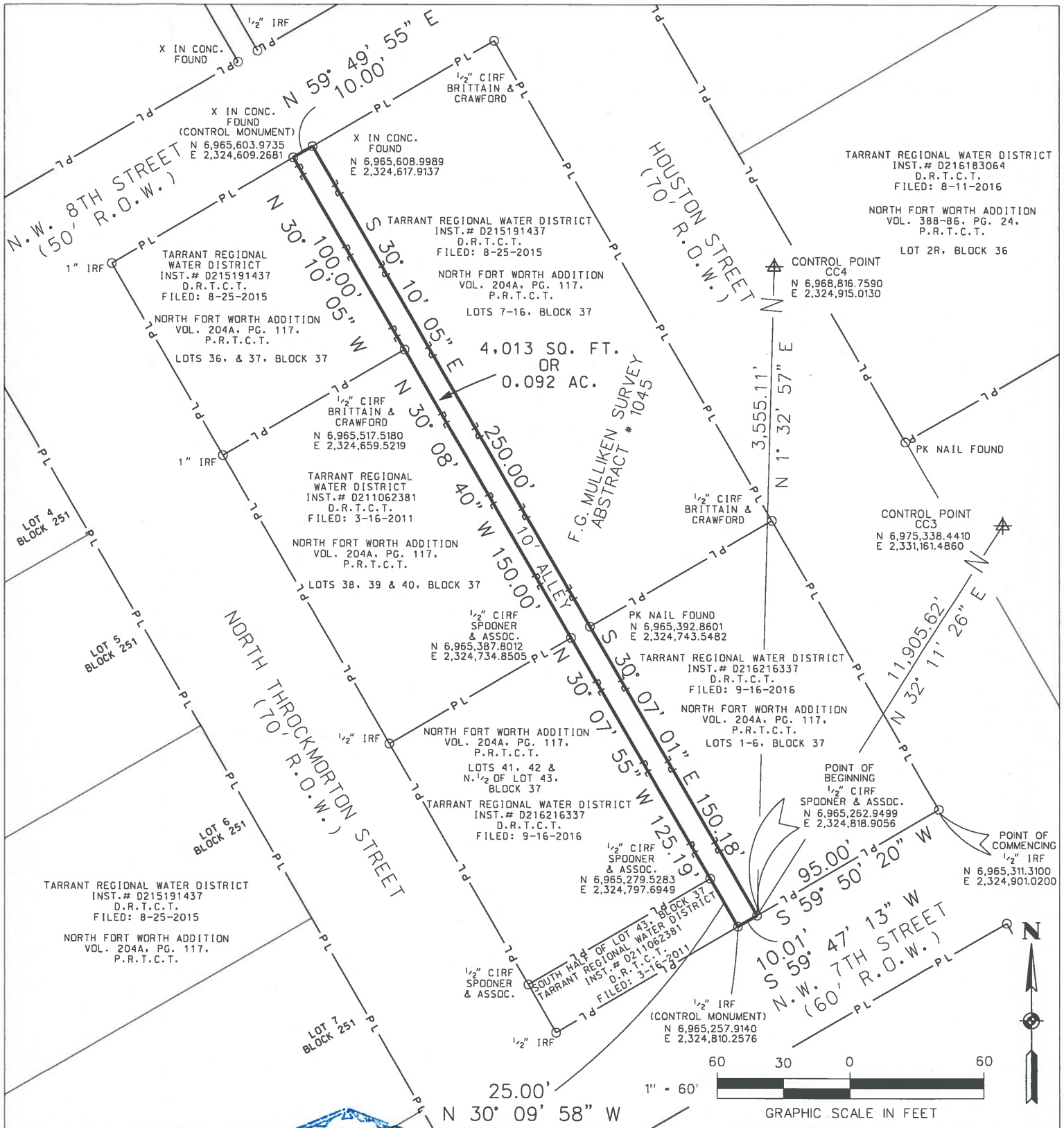
By: TranSystems



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

Dated: 11-02-2016





<p>TranSystems</p> <p>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: YACATE_SOUTH_ALLEY_SEG.B.V-PB0001.DGN REVISED:</p>	<p>STATE OF TEXAS REGISTERED KENNETH D. ERWIN 5554 PROFESSIONAL LAND SURVEYOR</p> <p><i>Kenneth D. Erwin</i> 11-2-2016</p>	<p>SHEET TITLE LAND TITLE SURVEY SEGMENT B VACATE ALLEY - SOUTH</p> <p>PROJECT TRINITY RIVER VISION</p> <p>NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116</p> <p>PG. 3 of 3</p>
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