

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 Refinery Street, N.W. 8th Street, a portion of Houston Street, North Throckmorton Street, and N.W. 7th Street; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found (control monument) 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.) and further being the southeast corner 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, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), said rod being at the intersection of the north right-of-way line of said Refinery Street (a variable width R.O.W.) and the west right-of-way line of North Main Street (a 100' R.O.W.);

THENCE South 30 degrees 23 minutes 45 seconds East along the west right-of-way (R.O.W.) line of said North Main Street, a distance of 186.84 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc." being the northeast corner of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D216183064, D.R.T.C.T. and further being the northeast corner of Lot 3R, Block 36, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-86, Page 24, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), said rod being at the intersection of the south R.O.W. line of said Refinery Street and the west R.O.W. line of North Main Street;

THENCE North 54 degrees 43 minutes 30 seconds West along the south R.O.W. line of said Refinery Street and the north line of said TRWD tract, a distance of 56.00 feet to a 1/2 inch iron rod found;

THENCE North 59 degrees 28 minutes 30 seconds West continuing along said south R.O.W. line of Refinery Street and the north line of said TRWD tract, a distance of 144.45 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc.";

THENCE North 68 degrees 31 minutes 48 seconds West continuing along said south R.O.W. line of Refinery Street and the north line of said TRWD tract, a distance of 16.53 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc.";

THENCE North 77 degrees 32 minutes 10 seconds West continuing along said south R.O.W. line of Refinery Street and the north line of said TRWD tract, a distance of 54.00 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 10 minutes 10 seconds West continuing along said south R.O.W. line of Refinery Street and the north line of said TRWD tract, a distance of 65.29 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc.", being the northwest corner of said TRWD tract and the northwest corner of said Lot 3R, at the intersection of the south R.O.W. line of said Refinery Street and the east R.O.W. line of said Houston Street (a 70' R.O.W.);

- THENCE** South 30 degrees 09 minutes 10 seconds East along the east R.O.W. line of said Houston Street, a distance of 504.10 feet to a P.K. Nail found, being the southwest corner of said TRWD tract, and further being the southwest corner of Lot 2R and the northwest corner of Lot 1R, Block 36, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-86, Page 24, Plat Records, Tarrant County, Texas, (P.R.T.C.T.);
- THENCE** South 30 degrees 09 minutes 10 seconds East continuing along the east R.O.W. line of said Houston Street and the west line of said Lot 1R, a distance of 150.34 feet to the intersection of the north R.O.W. line of said N.W. 7th Street (a 60' R.O.W.) and the southwest corner of said Lot 1R;
- THENCE** South 59 degrees 50 minutes 20 seconds West along the north R.O.W. line of said N.W. 7th Street, a distance of 70.15 feet to a 1/2 inch iron rod found at the intersection of the west R.O.W. line of said Houston Street, being 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., further being the southeast corner of Block 37, North Fort Worth Addition recorded in Volume 204A, Page 117, P.R.T.C.T.;
- THENCE** North 30 degrees 07 minutes 01 seconds West along the west R.O.W. line of said Houston Street and the east line of said Block 37 and said TRWD tract, a distance of 150.20 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 Houston Street and the east line of said Block 37 and said TRWD tract, a distance of 250.00 feet to a 1/2 inch capped iron rod found stamped "Brittain & Crawford" at the intersection of the south R.O.W. line of said N.W. 8th Street, being the northeast corner of said TRWD tract;
- THENCE** South 59 degrees 49 minutes 55 seconds West along the south R.O.W. line of said N.W. 8th Street and the north line of said TRWD tract, a distance of 95.00 feet to an X in concrete found, being the northeast corner of a 10 foot Alley;
- THENCE** South 59 degrees 49 minutes 55 seconds West continuing along the south R.O.W. line of said N.W. 8th Street and the north line of said Alley, a distance of 10.00 feet to an X in concrete found, being the northwest corner of said Alley;
- THENCE** South 59 degrees 49 minutes 55 seconds West continuing along the south R.O.W. line of said N.W. 8th Street and the north line of said TRWD tract, a distance of 95.00 feet to a 1 inch iron rod found at the intersection of the east R.O.W. line of said North Throckmorton Street (a 70' R.O.W.), being the northwest corner of said TRWD tract;
- THENCE** South 30 degrees 10 minutes 05 seconds East along the east R.O.W. line of said North Throckmorton Street and the west line of said TRWD tract, a distance of 100.00 feet to a 1 inch iron rod found, being 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. D211062381, D.R.T.C.T.;

- THENCE** South 30 degrees 08 minutes 40 seconds East continuing along the east R.O.W. line of said North Throckmorton Street and the west line of said TRWD tract, a distance of 149.96 feet to a 1/2 inch iron rod found, being 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 59 seconds East continuing along the east R.O.W. line of said North Throckmorton Street and the west line of said TRWD tract, a distance of 125.23 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc.", being 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. D211062381, D.R.T.C.T.;
- THENCE** South 30 degrees 09 minutes 58 seconds East continuing along the east R.O.W. line of said North Throckmorton Street and the west line of said TRWD tract, a distance of 25.00 feet to a 1/2 inch iron rod found, being the southwest corner of said TRWD tract at the intersection of the north R.O.W. line of said N.W. 7th Street;
- THENCE** North 59 degrees 50 minutes 03 seconds East 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 iron rod found, being the southeast corner of said TRWD tract and the southwest corner of a 10 foot wide Alley;
- THENCE** North 59 degrees 47 minutes 13 seconds East 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 capped iron rod found stamped "Spooner & Assoc.", being the southeast corner of said Alley and the southwest 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 59 degrees 50 minutes 20 seconds East continuing 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 iron rod found, being the southeast corner of said TRWD tract at the intersection of the west R.O.W. line of said Houston Street;
- THENCE** South 30 degrees 25 minutes 29 seconds East along the west R.O.W. line of said Houston Street a distance of 59.43 feet to an X in concrete found (control monument) at the intersection of the south R.O.W. line of said N.W. 7th Street, being the northeast corner of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D211276179, D.R.T.C.T.;
- THENCE** South 59 degrees 58 minutes 00 seconds West along the south R.O.W. line of said N.W. 7th Street and the north line of said TRWD tract, a distance of 200.00 feet to an X in concrete found, being the northwest corner of said TRWD tract at the intersection of the east R.O.W. line of said North Throckmorton Street;
- THENCE** South 30 degrees 02 minutes 00 seconds East along the east R.O.W. line of said North Throckmorton Street and the west line of said TRWD tract, a distance of 550.00 feet to a 1/2 inch capped iron rod found stamped "Spooner & Assoc.", being the southwest corner of said TRWD tract;
- THENCE** South 59 degrees 58 minutes 00 seconds West, a distance of 71.62 feet to a point on the west R.O.W. line of said North Throckmorton Street on the east line of a tract of land described in a deed to Tarrant Regional Water District, recorded in Instrument No. D210168051, D.R.T.C.T.;

- THENCE** North 29 degrees 40 minutes 08 seconds West along the west R.O.W. line of said North Throckmorton Street and the east line of said TRWD tract, a distance of 263.56 feet to a 4 inch steel post found, 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. D212052998, D.R.T.C.T.;
- THENCE** North 30 degrees 04 minutes 52 seconds West continuing along the west R.O.W. line of said North Throckmorton Street and the east line of said TRWD tract, a distance of 315.20 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 North Throckmorton Street and the east line of said TRWD tract, a distance of 480.23 feet to the intersection of the north R.O.W. line of said N.W. 8th Street, being an easterly ell corner of said TRWD tract;
- THENCE** North 59 degrees 49 minutes 55 seconds East along the north R.O.W. line of said N.W. 8th Street and the south line of said TRWD tract, a distance of 165.00 feet to an X in concrete found, being a southeast corner of said TRWD tract and the southwest corner of a 10 foot Alley;
- THENCE** North 60 degrees 25 minutes 29 seconds East continuing along the north R.O.W. line of said N.W. 8th Street and the south line of said 10 foot Alley, a distance of 10.14 feet to a 1/2 inch iron rod found, being the southeast corner of said Alley and the southwest 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** North 59 degrees 50 minutes 50 seconds East continuing along the north R.O.W. line of said N.W. 8th Street and the south line of said TRWD tract, a distance of 95.00 feet to a 1 inch iron rod found at the intersection of the west R.O.W. line of said Houston Street, being the southeast corner of said TRWD tract;
- THENCE** North 30 degrees 09 minutes 09 seconds West along the west R.O.W. line of said Houston Street and the east line of said TRWD tract, a distance of 250.00 feet to a 1/2 inch iron rod found at the intersection of the south R.O.W. line of said Refinery Street, being the northeast corner of said TRWD tract, and the beginning of a curve to the left, whose center bears South 18 degrees 03 minutes 10 seconds East, a distance of 1624.07 feet, and whose chord bears South 70 degrees 09 minutes 13 seconds West, a distance of 101.66 feet;
- THENCE** Southwesterly along the south R.O.W. line of said Refinery Street, the north line of said TRWD tract and said curve to the left, through a central angle of 3 degrees 35 minutes 14 seconds, an arc length of 101.68 feet to a point at the southwest corner of Refinery Street, also being an ell corner in the centerline of a 10.00 foot Alley;
- THENCE** North 30 degrees 03 minutes 19 seconds West along the west R.O.W. line of said Refinery Street and the centerline of said Alley, a distance of 13.27 feet to a 60D Nail found, being a southerly ell 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., and further being a southerly ell corner of said Lot 1, Block 1, Refinery Addition;

THENCE North 30 degrees 03 minutes 40 seconds West continuing along the west R.O.W. line of said Refinery Street, the east line of said Lot 1 and the east line of said TRWD tract, a distance of 62.00 feet to the northwest corner of said Refinery street, also being an ell corner of said TRWD tract and said Lot 1, and the beginning of a curve to the right, whose center bears South 23 degrees 39 minutes 21 seconds East, a distance of 536.00 feet, and whose chord bears North 89 degrees 44 minutes 46 seconds East, a distance of 425.78 feet;

THENCE Northeasterly along the north R.O.W. line of said Refinery Street and said curve to the right through a central angle of 46 degrees 48 minutes 14 seconds, an arc length of 437.85 feet, to the **POINT OF BEGINNING** and containing 180,747 Square Feet or 4.149 Acres 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.

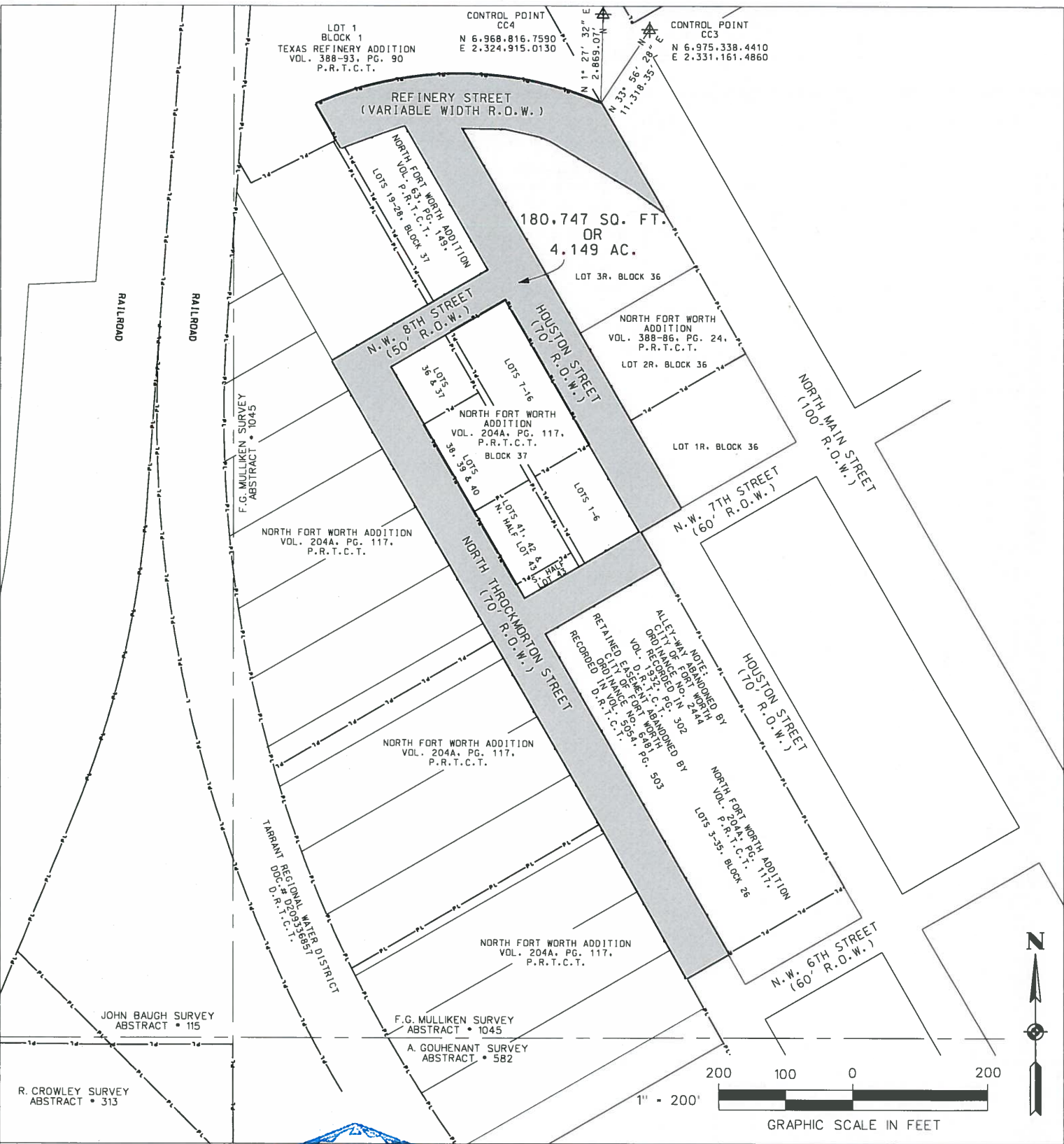
By: TranSystems



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



Dated: 11-2-2016



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: 200
DATE: 11-02-2016
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: VACATE STREETS, SEG. B.V-PB0001-01.DGN
REVISED:



Kenneth D. Erwin
11-2-2016

SHEET TITLE	LAND TITLE SURVEY SEGMENT B VACATE STREETS
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.6 of 8

CURVE VAC-01
 DELTA= 46° 48' 14" (RT)
 R= 536.00
 L= 437.85
 CB= N 89° 44' 46" E
 LC= 425.78

TARRANT REGIONAL WATER DISTRICT
 INST. # 0213097462
 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.

CONTROL POINT
 CC4
 N 6,988,816.7580
 E 2,324,910.0330
 CONTROL POINT
 CC3
 N 6,979,338.4410
 E 2,331,181.4860
 POINT OF BEGINNING
 3/4" IRON ROD FOUND
 (CONTROL MONUMENT)
 N 6,985,848.8170
 E 2,324,841.970

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

CURVE VAC-02
 DELTA= 3° 35' 14" (LT)
 R= 1,624.07
 L= 101.68
 CB= S 70° 09' 13" W
 LC= 101.66

TARRANT REGIONAL WATER DISTRICT
 INST. # 0215191437
 D.R.T.C.T.
 FILED: 8-25-2015

TARRANT REGIONAL WATER DISTRICT
 INST. # 0213097462
 D.R.T.C.T.
 FILED: 4-17-2013

TARRANT REGIONAL WATER DISTRICT
 INST. # 0216183064
 D.R.T.C.T.
 FILED: 8-11-2016

NORTH FORT WORTH ADDITION
 VOL. 388-96, PG. 24
 P.R.T.C.T.
 LOT 3R, BLOCK 36

1/4" CIRF
 SPOONER
 & ASSOC.
 N 6,985,787.4601
 E 2,324,936.5057

X IN CONC.
 FOUND
 N 6,985,847.2016
 E 2,324,584.1411

180.747 SQ. FT.
 OR
 4.149 AC.

TARRANT REGIONAL WATER DISTRICT
 INST. # 0215191437
 D.R.T.C.T.
 FILED: 8-25-2015

NORTH FORT WORTH ADDITION
 VOL. 388-96, PG. 24
 P.R.T.C.T.
 LOT 2R, BLOCK 36

NORTH FORT WORTH ADDITION
 VOL. 388-96, PG. 24
 P.R.T.C.T.
 LOT 1R, BLOCK 36

MATCH LINE SHEET 7
 MATCH LINE SHEET 8

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: 100
 DATE: 11-02-2016
 DESIGNED BY:
 DRAWN BY: D.M.P.
 CHECKED BY: K.D.E.
 FILE NAME: VACATE.STREETS-SEG.B.V-PB0001-01.DGN
 REVISED:



SHEET TITLE

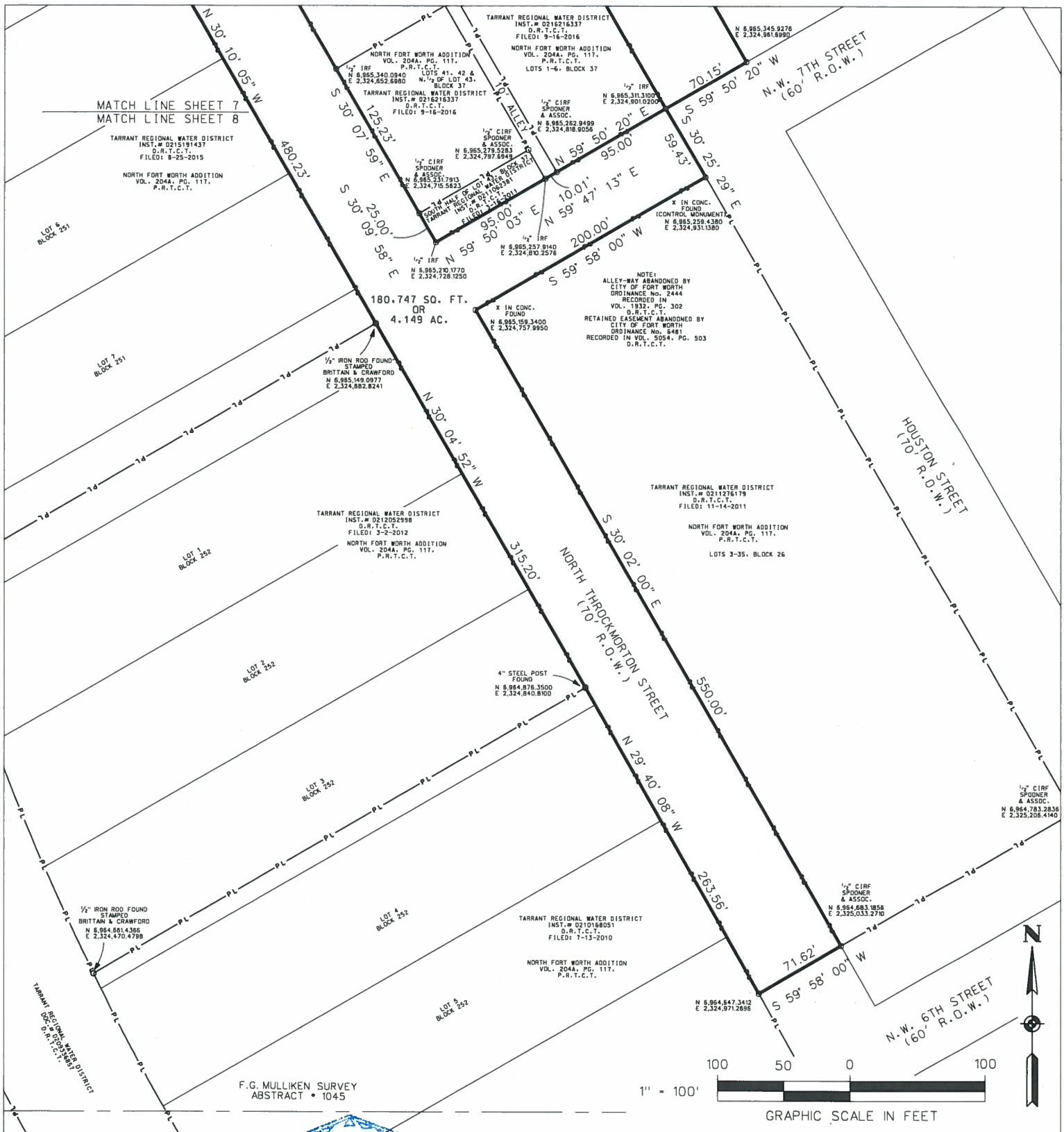
LAND TITLE SURVEY
 SEGMENT B
 VACATE STREETS

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

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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: 100
DATE: 11-02-2016
DESIGNED BY:
DRAWN BY: D.M.P.
CHECKED BY: K.D.E.
FILE NAME: VACATE.STREETS-SEG.B-V-PB0001-01.DGN
REVISED:

STATE OF TEXAS
REGISTERED
KENNETH D. ERWIN
5554
PROFESSIONAL
LAND SURVEYOR

Kenneth D. Erwin
11-2-2016

SHEET TITLE
LAND TITLE SURVEY
SEGMENT B
VACATE STREETS

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

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