ALLEY VACATION BLOCK 29 TUCKER'S ADDITION

LEGAL DESCRIPTION

A portion of a 10 feet wide public alley, apparently created by prescription, in Block 29, TUCKER'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 124, Plat Records, Tarrant County, Texas, lying south of the south right-of-way line of East Leuda Street, a 50 feet wide public street, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the south right-of-way line of said East Leuda Street, and the west right-of-way of Bryan Avenue, a 50 feet wide public street;

THENCE West along the north line of said Block 29 and the south right-of-way line of said East Leuda Street. 95.00 feet to the northwest corner of Lot 7. of said Block 29, and in the east line of said alley:

THENCE South along the east line of said alley, 150.00 feet to the POINT OF **BEGINNING:**

THENCE South, continuing along the east line of said alley, 153.82 feet to a point in the north right-of-way line of said East Terrell Avenue, in a non-tangent curve to the left whose radius bears South 06'37'44" West, 493.55 feet;

THENCE along the north right-of-way line of said East Terrell Avenue, along said curve to the left, through a central angle of 01°10'03", an arc length of 10.06 feet (long chord bears North 83'57'18" West, 10.06 feet) to a point in the west line of said alley, at the southeast corner of Lot 1, Block 29, Tucker's Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-170, Page 43, of said Plat Records;

THENCE North along the west line of said alley and the east line of said Lot 1, Block 29, 152.76 feet to the northwest corner of said Lot 1 and the southeast corner of Lot 3, Block 29;

THENCE East across said alley, 10.00 feet to the Point of Beginning, and containing 0.0352 acres (1,533 square feet) of land, more or less.

The Basis of Bearings used to prepare this description is West (assumed) along the south right-of-way line of East Leuda Street.

> SHEET 1 OF 2

Grant Engineering, Inc.

Engineers

Surveyors 3244 Hemphill Street Fort Worth, Texas 76110-4014 Firm Resistration No. 100919-00

817-923-3131

JOHN A GRANT III 4151

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EAST **ALLEY VACATION** STREET LEUDA BLOCK 29 TUCKER'S ADDITION (50' R/W) THE ALLEY IN THE NORTH HALF OF THE POINT OF BLOCK WAS VACATED AT VA-15-025 COMMENCING SHEET 83' WEST 95.00' 2 OF 2 ĝ RICHARD N. & RICHARD N. & LINDA H. CLAYTOR 50. LINDA H. CLAYTOR VOL. 13420, P. 351 VOL. 13420, P. 351 ш LOT 1 LOT 7A SOUTH ш 2 RICHARD N. & RICHARD N. & LINDA H. CLAYTOR LINDA H. CLAYTOR 20, VOL. 13420, P. 351 D206160006 POINT OF LOT 7B LOT 2 S **BEGINNING** RICHARD N. & RICHARD N. & LINDA H. CLAYTOR LINDA H. CLAYTOR EAST 50, 20 D206160006 VOL. 13420, P. 351 Z 10.00 R∕ ¥ ₹ LOT 3 LOT 8 2 9 BLOCK SOUTH MAIN VILLAGE, LLC Z 20, ထ် 82 D216118690 LOT 9 < 53. 52 20. TUCKER'S E OF RICHARD N. & 2 **ADDITION** LINDA H. CLAYTOR 20, D209058465 VOL. 388-170, P. 43 \mathbf{m} LOT 10A LOT 1 NORTI BLOCK 29 sou RICHARD N. & LINDA H. CLAYTOR January 6, 2017 ഗ **.** D214252150 LOT 10B 40.44' 42.63' 21.07' R = 493.5570.77' 3.67 L = 10.06 $\Delta = 01^{\circ}10'03"$ (R/W VARIES) LC = 10.06 N 83°57'18" W EAS TERR E SCALE: 1" = 50'WITH THE EXCEPTION OF LOT 1, Grant Engineering, Inc. THE LOT NUMBERS SHOWN HEREON ARE BASED ON TARRANT Engineers Planners Surveyors APPRAISAL DISTRICT MAPS, AND 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131 0 25 50 100 Firm Registration No. 100919-00 HAVE NO LEGAL BASE IN FACT.