

LAND DESCRIPTION
STREET VACATION

BEING a tract of land situated in the W. Welch Survey, Abstract No. 1644, City of Fort Worth, Tarrant County, Texas and being a portion of Washington Avenue (a 50' right-of-way) situated in the McNulty & Nesbitt's Subdivision of Block 15 Fields Addition as recorded in Volume 63, Page 17 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows;

COMMENCING at an X cut found at the northwest corner clip of a tract of land described in instrument to the State of Texas as recorded in Volume 13807, Page 39 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), said point being on the south right-of-way line of West Rosedale Street (a variable width right-of-way);

THENCE, along the south line of said State of Texas tract, South 45 degrees 32 minutes 59 seconds East a distance of 19.11 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped 'Huitt-Zollars" on the west right-of-way line of the aforementioned Washington Avenue at the POINT OF BEGINNING;

THENCE, departing the west right-of-way line of said Washington Avenue, South 88 degrees 49 minutes 32 seconds East a distance of 50.02 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped 'Huitt-Zollars" on the east right-of-way line of said Washington Avenue, said point being at the southwest corner clip of a tract of land described in instrument to the State of Texas as recorded in D203321727 (D.R.T.C.T.);

THENCE, along the east right-of-way line of said Washington Avenue, South 00 degrees 27 minutes 49 seconds East a distance of 248.05 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

THENCE, departing the east right-of-way line of said Washington Avenue, South 89 degrees 32 minutes 11 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found on the west right-of-way line of said Washington Avenue;

THENCE, along the west right-of-way line of said Washington Avenue, North 00 degrees 27 minutes 49 seconds West a distance of 249.48 feet to the POINT OF BEGINNING and containing 12,438 Square Feet or 0.2855 of an acre of land, more or less.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202 NAD 83).

For Huitt-Zollars, Inc.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202
Ph. (214) 871-3311
Date: March 24, 2017

WEST ROSEDALE STREET

VARIABLE WIDTH ROW

STATE OF TEXAS
VOL. 13807, PG. 39
D.R.T.C.T.

STATE OF TEXAS
D203321727
D.R.T.C.T.

POINT OF COMMENCING
X CUT FND.

POINT OF BEGINNING
IRS

LINE	BEARING	DISTANCE
L1	S 45°32'59" E	19.11'

LOT 1R, BLOCK 2
McANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
D210049233
P.R.T.C.T.

LANG OLEANDER, LLC
D216252058
D.R.T.C.T.

STREET VACATION
(12,438 SQUARE FEET
OR 0.2855 ACRES)

N 00°27'49" W

249.48'

WASHINGTON AVENUE
50' RIGHT-OF-WAY
VOL. 63, PG. 17
P.R.T.C.T.

S 00°27'49" E

248.05'

LOT 2

LOT 4

LANG OLEANDER, LLC
D215272893
D.R.T.C.T.

TRACT 1

LOT 6

LOT 8

McANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
VOL. 63, PG. 17
P.R.T.C.T.

LOT 10

LANG OLEANDER, LLC
D215230266
D.R.T.C.T.

LOT 12

LANG OLEANDER, LLC
D216252056
D.R.T.C.T.

LANG OLEANDER, LLC
D216252057
D.R.T.C.T.

LOT 14
RAN SHNITZER
D204017945
D.R.T.C.T.

LOT 16

RAN SHNITZER
D204017945
D.R.T.C.T.

STATE OF TEXAS
D202078117
D.R.T.C.T.

LOT 1

LOT 3

LOT 5

BLOCK 1

12 ALLEY

LANG OLEANDER, LLC
D215272893
D.R.T.C.T.
TRACT 2

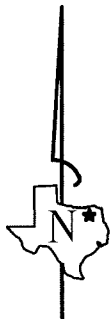
LOT 7

LOT 9

LOT 11

LOT 13-R

McANULTY & NESBITT SUBDIVISION
VOL. 388-189, PG. 53
P.R.T.C.T.



WILLIAM WELCH SURVEY,
ABSTRACT No. 1644

0 40 80 120



SCALE: 1"=40'

BASIS OF BEARING:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM NORTH CENTRAL ZONE (4202 NAD 83).

IRS=5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

WASHINGTON AVENUE
RIGHT-OF-WAY VACATION
OUT OF THE McANULTY & NESBITT'S
SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

LAND DESCRIPTION
ALLEY VACATION

BEING a tract of land situated in the W. Welch Survey, Abstract No. 1644, City of Fort Worth, Tarrant County, Texas and being a portion of a 12 foot wide Alley situated in Block 2 of the McAnulty & Nesbitt's Subdivision of Block 15 Fields Addition as recorded in Volume 63, Page 17 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod found at the southeast corner of a 10 foot by 10 foot Right-of-Way Dedication as shown on the Final Plat of Lot 1R, Block 2 of McAnulty & Nesbitt's Subdivision of Block 15 Fields Addition, an addition to the City of Fort Worth as recorded in Document D210049233 (P.R.T.C.T.), said point being on the north right-of-way line of West Oleander Street (a 26' right-of-way) as recorded in Volume 63, Page 17 (P.R.T.C.T.);

THENCE, along the north right-of-way line of said West Oleander Street, North 89 degrees 32 minutes 11 seconds East a distance of 90.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the west right-of-way line of the aforementioned 12 foot Alley and being the POINT OF BEGINNING;

THENCE, departing the north right-of-way line of said West Oleander Street, North 00 degrees 27 minutes 49 seconds West a distance of 50.00 feet along the west right-of-way line of said 12 foot Alley to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, departing the west right-of-way line of said 12 foot Alley, North 89 degrees 32 minutes 11 seconds East a distance of 12.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the east right-of-way line of said 12 foot Alley;

THENCE, along the east right-of-way line of said 12 foot Alley, South 00 degrees 27 minutes 49 seconds East a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the north right-of-way line of the aforementioned West Oleander Street;

THENCE, along the north right-of-way line of said West Oleander Street, South 89 degrees 32 minutes 11 seconds West a distance of 12.00 feet to the POINT OF BEGINNING and containing 600 Square Feet or 0.0138 of an acre of land, more or less.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202 NAD 83).

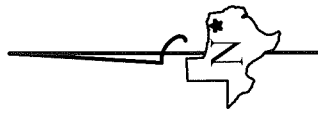
For Huitt-Zollars, Inc.

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1717 McKinney Avenue, Suite 1400
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Ph. (214) 871-3311
Date: March 22, 2017

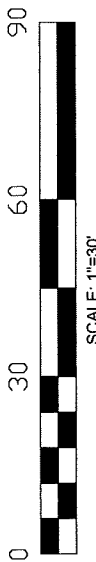
BASIS OF BEARING:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM NORTH CENTRAL ZONE (4202 NAD 83).



WASHINGTON AVENUE

50' RIGHT-OF-WAY
VOL. 63, PG. 17
P.R.T.C.T.



12' ALLEY VACATION
BY CITY ORDINANCE
19052-03-2010

LOT 1R, BLOCK 2
MCANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
D210049233
P.R.T.C.T.

LANG OLEANDER, LLC
D216252058
D.R.T.C.T.

12' ALLEY
VOL. 63, PG. 17
P.R.T.C.T.

10' x 10'
ROW DEDICATION
D210049233
P.R.T.C.T.

10' x 10' PUBLIC
OPEN SPACE EASEMENT
D210049233
P.R.T.C.T.

LOT 15, BLOCK 2
MCANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
VOL. 63, PG. 17
P.R.T.C.T.

12' ALLEY VACATION
(600 SQUARE FEET
OR 0.0138 ACRES)
LANG OLEANDER, LLC
D216252059
D.R.T.C.T.

POINT OF COMMENCING
5/8" IRF

POINT OF BEGINNING

WEST OLEANDER STREET
26' RIGHT-OF-WAY
VOL. 63, PG. 17
P.R.T.C.T.

LOT 2A
BLOCK 4
MCANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
CAB. B. PG. 2850
P.R.T.C.T.

LOT 1
BLOCK 4
MCANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
VOL. 63, PG. 17
P.R.T.C.T.

WILLIAM WELCH SURVEY,
ABSTRACT No. 1644

IRS=5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"

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ALLEY RIGHT-OF-WAY
VACATION
OUT OF BLOCK 2
MCANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 00°27'49" W	50.00'
L2	N 89°32'11" E	12.00'
L3	S 00°27'49" E	50.00'
L4	S 89°32'11" W	12.00'

LAND DESCRIPTION
ALLEY VACATION

BEING a tract of land situated in the W. Welch Survey, Abstract No. 1644, City of Fort Worth, Tarrant County, Texas and being a portion of a 12 foot wide Alley situated in Block 1 of the McAnulty & Nesbitt's Subdivision of Block 15 Fields Addition as recorded in Volume 63, Page 17 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found on the west right-of-way line of said 12 foot Alley at the southeast corner of a tract of land described in instrument to the State of Texas as recorded in D203321727 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.), said point being on the south right-of-way line of West Roseland Street (a variable width right-of-way);

THENCE, departing the west right-of-way line of said 12 foot Alley, North 89 degrees 47 minutes 50 seconds East a distance of 12.00 feet along the south right-of-way line of said West Roseland Street to a 5/8 inch iron rod found on the east right-of-way line of said 12 foot Alley at the southwest corner of a tract of land described in instrument to the State of Texas as recorded in D202078117 (D.R.T.C.T.);

THENCE, departing the south right-of-way line of said West Roseland Street, South 00 degrees 27 minutes 49 seconds East a distance of 261.94 feet along the east right-of-way line of said 12 foot Alley to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huiit-Zollars";

THENCE, departing the east right-of-way line of said 12 foot Alley, South 89 degrees 32 minutes 11 seconds West a distance of 12.00 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huiit-Zollars" on the west right-of-way line of said 12 foot Alley;

THENCE, along the west right-of-way line of said 12 foot Alley, North 00 degrees 27 minutes 49 seconds West a distance of 262.00 feet to the POINT OF BEGINNING and containing 3,144 Square Feet or 0.0722 of an acre of land, more or less.

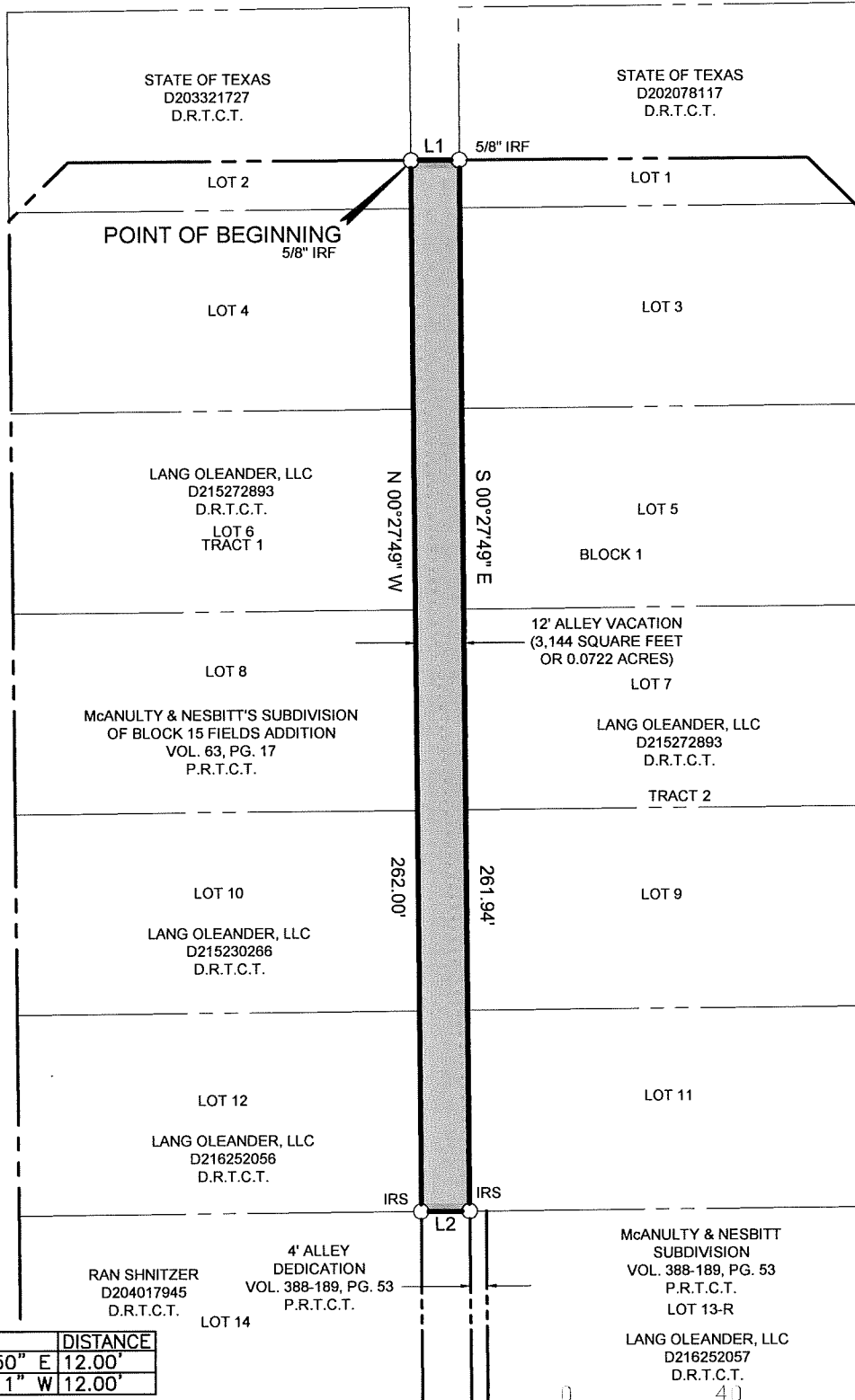
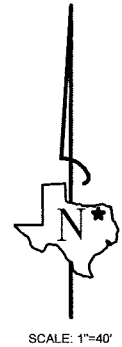
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Date: March 22, 2017

WEST ROSEDALE STREET
VARIABLE WIDTH ROW



LINE	BEARING	DISTANCE
L1	N 89°47'50" E	12.00'
L2	S 89°32'11" W	12.00'

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ALLEY RIGHT-OF-WAY VACATION
OUT OF BLOCK 1
MCANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS



BASIS OF BEARING:
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IRS=5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"