

RIGHT-OF-WAY VACATION

Being a part of South Freeway (street renamed by
Ordinance No. 15296, formerly Maryland Avenue) and part of E Daggett Avenue
John Childress Survey, Abstract No. 250
City of Fort Worth, Tarrant County, Texas

DESCRIPTION, of a 28,482 square foot (0.654 acre) tract of land situated in the John Childress Survey, Abstract No. 250, Tarrant County, Texas; said tract being part of South Freeway, renamed by Ordinance No. 15296 and formerly known as Maryland Avenue (a 40-foot wide right-of-way) and also being part of E Daggett Avenue (a 50-foot wide right-of-way) both dedicated by the plats of Morris and Bass Addition and Daggett Second Addition both being unrecorded plats in the City of Fort Worth, Tarrant County, Texas as shown on Page 174 of the Brookes Baker Map of Fort Worth, Texas, Centennial Edition dated 1949; said 28,482 square foot (0.654 acre) tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 9, 2016 with a combined scale factor of 1.00012):

BEGINNING, at a " + " cut in concrete set at the intersection of the west right-of-way line of South Freeway Frontage Road (a variable width right-of-way) and the north right-of-way line of E Broadway Avenue (a 50-foot wide right-of-way);

THENCE, South 89 degrees, 19 minutes, 07 seconds West, departing the said west line of South Freeway Frontage Road and along the said north line of E Broadway Avenue, a distance of 40.00 feet to a point for corner at the intersection of the said north line of E Broadway Avenue and the west line of said South Freeway, renamed by Ordinance No. 15296 and formerly known as Maryland Avenue; said point being the southeast corner of Lot 1, Block 8-R, Daggett Addition 2nd Filing, an addition to the City of Fort Worth according to the plat recorded in Volume 388-114, Page 676 of the Plat Records of Tarrant County, Texas;

THENCE, North 00 degrees, 40 minutes, 53 seconds West, departing the said north line of E Broadway Avenue and along the said west line of South Freeway renamed by Ordinance No. 15296 and formerly known as Maryland Avenue and the east line of said Lot 1, a distance of 200.00 feet to a point for corner at the intersection of the said west line of South Freeway renamed by Ordinance No. 15296 and formerly known as Maryland Avenue and the south line of said E Daggett Avenue; said point being the northeast corner of said Lot 1;

THENCE, South 89 degrees, 19 minutes, 07 seconds West, departing the said west line of South Freeway renamed by Ordinance No. 15296 and formerly known as Maryland Avenue and along the said south line of E Daggett Avenue and the north line of said Lot 1, a distance of 164.00 feet to a point for corner; said point being the northwest corner of said Lot 1;

THENCE, North 00 degrees, 40 minutes, 53 seconds West, departing the said south line of E Daggett Avenue, a distance of 50.00 feet to a point for corner in the north line of said E Daggett Avenue; said point being the southwest corner of Lot 1-R, Block 7, Daggett Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-93, Page 863 of the said Plat Records;

THENCE, North 89 degrees, 19 minutes, 07 seconds East, along the said north line of E Daggett Avenue and the south line of said Lot 1-R, a distance of 164.00 feet to a point for corner at the intersection of the said north line of E Daggett Avenue and the said west line of South Freeway renamed by Ordinance No. 15296 and formerly known as Maryland Avenue; said point being the southeast corner of said Lot 1-R;

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THENCE, North 00 degrees, 40 minutes, 53 seconds West, along the said west line of South Freeway renamed by Ordinance No. 15296 and formerly known as Maryland Avenue and the east line of said Lot 1-R, a distance of 264.72 feet to a PK-Nail found for corner at the intersection of the said west line of Maryland Avenue and the South right-of-way line of Vickery Boulevard (a 70-foot wide right-of-way); said point being the northeast corner of said Lot 1-R; from said point a 1/2-inch iron rod with "GRANT" cap found for the northwest corner of said Lot 1-R bears North 86 degrees, 33 minutes, 04 seconds West, a distance of 164.42 feet;

THENCE, South 86 degrees, 36 minutes, 02 seconds East, along the said south line of Vickery Boulevard, a distance of 20.10 feet to a " + " cut in concrete set;

THENCE, South 37 degrees, 44 minutes, 02 seconds East, departing said south line of Vickery Boulevard, a distance of 33.11 feet to a " + " cut in concrete set in the said west line of South Freeway Frontage Road;

THENCE, South 00 degrees, 40 minutes, 53 seconds East, along the said west line of South Freeway Frontage Road, a distance of 486.87 feet to the POINT OF BEGINNING;

CONTAINING: 28,482 square feet or 0.654 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the vacation tract described.

 5/20/17
Michael Cleo Billingsley Date
Registered Professional Land Surveyor No. 6558
Pacheco Koch Consulting Engineers, Inc.
Pacheco Koch, LLC
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10193824



3708-16.530EX1.doc
3708-16.530EX1.dwg DCP

VICKERY BOULEVARD

(A 70-FOOT WIDE RIGHT-OF-WAY)

1/2-INCH IRON
ROD W/"GRANT"
CAP FOUND (C.M.)

0 15 30 60
GRAPHIC SCALE IN FEET

**UNION PACIFIC
RAILROAD**

N 00°40'53" W
50.00'

LOT 1-R, BLOCK 7
DAGGETT ADDITION, 2ND FILING
(VOL. 388-93, PG. 863)
FW 108 S FREEWAY INVESTORS LP
(INST. NO. D216267690)

N 89°19'07" E 164.00'

**E DAGGETT
AVENUE**

(MORRIS & BASS ADDITION)
(DAGGETT ADDITION, 2nd FILING)
(UNRECORDED)

S 89°19'07" W 164.00'

**RIGHT-OF-WAY
VACATION
28,482 SF
(0.654 ACRES)**

LOT 1, BLOCK 8-R
DAGGETT ADDITION, 2ND FILING
(VOL. 388-114, PG. 676)

R&S MILLER FAMILY
LIMITED PARTNERSHIP
TRACT II
(INST. NO. D216120510)

N 00°40'53" W
264.72'

**SOUTH FREEWAY
(FORMERLY MARYLAND AVENUE)**

N 00°40'53" W 200.00'

(STREET RENAMED BY ORDINANCE NO. 15296)

(MORRIS & BASS ADDITION)
(UNRECORDED)

S 00°40'53" E 486.87'

SOUTH FREEWAY FRONTAGE ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

E BROADWAY AVENUE

(A 50-FOOT WIDE RIGHT-OF-WAY)

S 89°19'07" W XS
40.00'

LEGEND

- PROPERTY LINE
--- ROW VACATION LINE
--- CENTER LINE
○ POINT FOR CORNER
(UNLESS OTHERWISE NOTED)
(C.M.) - CONTROLLING MONUMENT
P.O.B. - POINT OF BEGINNING
XS - "+" CUT IN CONCRETE
SET

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 9, 2016 with a combined scale factor of 1.00012.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the vacation tract described.

Michael Cleo Billingsley
Registered Professional
Land Surveyor No. 6558

Date

**RIGHT-OF-WAY
VACATION**

PART OF E DAGGETT AVENUE AND MARYLAND AVENUE BOTH LOCATED IN THE CITY OF FORT WORTH AND BEING OUT OF THE JOHN CHILDRESS SURVEY, ABSTRACT NO. 250, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PAGE 3 OF 3

Pacheco Koch

6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193824

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DCP	MCB	1"=30'	JAN. 2017	3708-16.530