



2

Mills

00

Block

Q

Street

Alley

DESCRIPTION:

BEING ALL OF THAT TRACT OF LAND DESCRIBED AS AN ALLEY RIGHT-OF-WAY VACATION, RECORDED IN , THE REMAINDER OF THAT TRACT OF LAND SITUATED IN THE ARCHIBALD INSTRUMENT NUMBER D ROBINSON SURVEY, ABSTRACT NUMBER 1289, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS DESCRIBED AS LOT 1, BLOCK 4 OF SMITH'S WEST SIDE ADDITION, RECORDED IN VOLUME W, PAGE 33 AND ALL OF THE REMAINDER OF BLOCK R, OF FIELD'S HILLSIDE ADDITION, RECORDED IN VOLUME 63, PAGE 64 BOTH OF WHICH ARE ADDITIONS TO THE CITY OF FORT WORTH, TEXAS RECORDED IN THE COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL WITH SHINER STAMPED "PELOTON" SET, AT THE SOUTHEAST CORNER OF SAID LOT 1. BLOCK 4, THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 3687, PAGE 572 OF SAID COUNTY RECORDS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF BELKNAP STREET (A VARIABLE WIDTH RIGHT-OF-WAY) AND IN THE WEST RIGHT-OF-WAY LINE OF NORTH HENDERSON STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 59° 23'20"W, 90.00 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "AREA" FOUND, THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4; THENCE N 30° 36'40"W, 113.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE NORTHWEST CORNER OF SAID ALLEY RIGHT-OF-WAY VACATION, THE SOUTHWEST CORNER

OF LOT 3, BLOCK R AND THE SOUTHEAST CORNER OF LOT 2, BLOCK R, OF SAID FIELD'S HILLSIDE ADDITION; THENCE S 59° 23' 20"W, 99.17 FEET, WITH THE SOUTH LINE OF SAID BLOCK R AND THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED JPH FOUND, THE SOUTHWEST CORNER OF LOT 1, BLOCK R, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF MILL STREET (A 50 FOOT RIGHT-OF - WAY;

THENCE N 30° 20'38"W, 99.95 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID LOT 1, BLOCK R, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JPH" FOUND, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK R, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST BLUFF STREET (A 50 FOOT RIGHT-OF-WAY);

THENCE N 59° 24'20''E, 190.00 FEET, WITH SAID SOUTH RIGHT-OF-WAY LINE, AND THE NORTH LINE OF SAID BLOCK R, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE NORTHEAST CORNER OF THE REMAINDER OF LOT 4, BLOCK R, OF SAID FIELD'S HILLSIDE ADDITION, BEING IN THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF NORTH HENDERSON STREET

THENCE S 30° 15'52"E, 213.55 FEET, WITH SAID WEST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING 29,246 SQUARE FEET OR 0.671 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COLONIAL DEVELOPMENT PARTNERS, LLC, BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ACCEPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED TRACT AS LOT 1R, BLOCK R, FIELDS HILLSIDE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON.

BY: COLONIAL DEVELOPMENT PARTNERS, LLC A TEXAS LIMITED LIABILITY COMPANY

BY: _____

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CLINT VINCENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 2017

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Chairman

Secretary

Plat Approval Date:

CERTIFICATION

, ADAM T. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN SEPTEMBER, 2017, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

ADAM T. JOHNSON REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6664

"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" 22 TAC 663.18C Todd A. Bridges, RPLS 4940 Date: 12/8/2017



