

## **DESCRIPTION OF 4.160 ACRES**

BEING A 4.160 ACRE TRACT OF LAND SITUATED IN THE SARAH GRAY JENNINGS SURVEY, ABSTRACT NO. 844, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 4.160 ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND A PORTION OF LOT 8, BLOCK 2 OF NANCE'S ADDITION (AN UNRECORDED SUBDIVISION), AND BEING ALL OF LOT 1 AND A PORTION OF LOTS 2, 3, 4 AND 5, BLOCK 3 OF NANCE'S ADDITION (AN UNRECORDED SUBDIVISION), AND BEING ALL OF LOTS 4 AND 6 AND A PORTION OF LOTS 1, 2, 3, 5 AND 7, BLOCK 4 OF NANCE'S ADDITION (AN UNRECORDED SUBDIVISION), AND ALSO BEING ALL OF A 156 SQUARE FOOT PORTION OF WEST THIRTEENTH STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. \_\_\_\_\_, AND ALSO BEING ALL OF A 6,960 SQUARE FOOT PORTION OF WEST THIRTEENTH STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018, AND BEING ALL OF AN 11,868 SQUARE FOOT PORTION OF BURNETT STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018, SAID 4.160 ACRE TRACT OF LAND BEING ALL OF THE REMAINDER OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4374, PAGE 109 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 3172, PAGE 227 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 3172, PAGE 224 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF A 5,813 SQUARE FOOT TRACT OF LAND (BY DEED) DESCRIBED AS TRACT 1-92 PART 2, REV. 1 DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN INSTRUMENT NO. D211138647 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS, AND BEING ALL OF A 17.497 SOLIARE FOOT TRACT OF LAND (BY DEED) DESCRIBED AS TRACT 1-92 PART 1 DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN INSTRUMENT NO. D211138647 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF A 0.012 ACRE TRACT OF LAND DESCRIBED AS PARCEL S15 DEEDED TO THE CITY OF FORT WORTH. TEXAS AS RECORDED IN INSTRUMENT NO. D216288907 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF A 0.064 ACRE TRACT OF LAND DESCRIBED AS PARCEL S6 DEEDED TO THE CITY OF FORT WORTH TEXAS AS RECORDED IN INSTRUMENT NO. D216288907 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS, AND BEING ALL OF A 0.158 ACRE TRACT OF LAND DEEDED TO BURNETT LOFTS FWILL CAS RECORDED. IN INSTRUMENT NO. D217248875 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS AND BEING ALL OF A 0.223 ACRE TRACT OF LAND DEEDED TO BURNETT LOFTS FW. LLC AS RECORDED IN INSTRUMENT NO. D217248875 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS. AND BEING A PORTION OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOI LIME 3121 PAGE 576 OF SAID DEED RECORDS OF TARRANT COUNTY TEXAS, AND BEING ALL OF THE REMAINDER OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2807, PAGE 255 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2853, PAGE 35 OF SAID DEED RECORDS OF TARRANT COUNTY TEXAS, AND BEING A PORTION OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2871, PAGE 249 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED AS PARCEL NO. 3 DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2916, PAGE 86 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2829. PAGE 250 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF AN 8,391 SQUARE FOOT TRACT OF LAND (BY DEED) DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN INSTRUMENT NO. D211138647 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF AN 885.9 SQUARE FOOT TRACT OF LAND (BY DEED) DESCRIBED AS PARCEL NO. 1 DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2916, PAGE 86 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4443, PAGE 559 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A 411.6 SQUARE FOOT TRACT OF LAND (BY DEED) DESCRIBED AS PARCEL NO. 2 DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2916, PAGE 86 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2829, PAGE 242 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2583, PAGE 370 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2871 PAGE 276 OF SAID DEED RECORDS OF TARRANT COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 6,600 SQUARE FOOT TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH BY CONDEMNATION NO. 48247, SAID 4.160 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE SET FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 2, SAID "X" CUT IN CONCRETE BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN SAID VOLUME 4443, PAGE 559, SAID "X" CUT IN CONCRETE ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF TEXAS STREET (A 60.0' RIGHT-OF-WAY) WITH THE WEST LINE OF BURNETT STREET (A 60.0' RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS EAST, WITH THE EAST LINE OF SAID LOTS 3, 6, 7 AND 8, BLOCK 2, WITH THE EAST LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4443, PAGE 559, WITH THE EAST LINE OF SAID 0.223 ACRE TRACT OF LAND, WITH THE EAST LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 3172, PAGE 227, WITH THE EAST LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 3172, PAGE 224, AND WITH THE WEST LINE OF SAID BURNETT STREET, PASSING AT A DISTANCE OF 100.12 FEET, A "Y" CUT IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID 0.223 ACRE TRACT OF LAND, AND ALSO PASSING AT A DISTANCE OF 191.44 FEET, A 5/8 INCH IRON ROD WITH CAP (ILLEGIBLE) FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 2, THE SOUTHEAST CORNER OF SAID 0.223 ACRE TRACT OF LAND, THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 2 AND THE NORTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 3172, PAGE 227, AND ALSO PASSING AT A DISTANCE OF 241.57 FEET, A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2, THE SOUTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 3172, PAGE 227, THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 2 AND THE NORTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 3172, PAGE 224, IN ALL. A DISTANCE OF 361.59 FEET TO AN "X" CUT IN CONCRETE SET FOR THE SOUTHEAST CORNER OF SAID LOT 8. BLOCK 2 AND THE SOUTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FOR WORTH AS RECORDED IN VOLUME 3172, PAGE 224, SAID "X" CUT IN CONCRETE BEING THE INTERSECTION OF THE EXISTING WEST LINE OF BURNETT STREET WITH THE PROPOSED WEST LINE OF SAID BURNETT STREET SAID "X" CUT IN CONCRETE ALSO BEING THE NORTHEAST CORNER OF SAID 6 960 SQUARE FOOT PORTION OF WEST THIRTEENTH STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018

THENCE SOUTH 00 DEGREES 44 MINUTES 05 SECONDS EAST. WITH THE EAST LINE OF SAID 6,960 SQUARE FOOT PORTION OF WEST THIRTEENTH STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018 AND WITH THE PROPOSED WEST LINE OF SAID BURNETT STREET. A DISTANCE OF 31.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR THE SOUTHEAST CORNER OF SAID 6 960 SQUARE FOOT PORTION OF WEST THIRTEENTH STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018. SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" BEING THE NORTHEAST CORNER OF SAID LOT 1. BLOCK 3 AND THE NORTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED I VOLUME 2807, PAGE 255, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" ALSO BEING THE NORTHWEST CORNER OF SAID 11,868 SQUARE FOOT PORTION OF BURNETT STREET RIGHT-OF-WAY VACATEI BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" ALSO BEING THE INTERSECTION OF THE PROPOSED WEST LINE OF SAID BURNETT STREET WITH THE PROPOSED SOUTH LINE OF SAID WEST THIRTEENTH STREET, FROM WHICH A TXDOT ALUMINUM CAP WITH PUNCH FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 1-92. PART 1 BEARS SOUTH 89 DEGREES 17 MINUTES 59 SECONDS WEST, A DISTANCE OF 77.67 FEET

THENCE NORTH 89 DEGREES 39 MINUTES 06 SECONDS EAST, WITH THE NORTH LINE OF SAID 11,868 SQUARE FOOT PORTION OF BURNETT STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018 AND WITH THE PROPOSED SOUTH LINE OF SAID WEST THIRTEENTH STREET A DISTANCE OF 59.79 FEET TO AN "X" CUT IN CONCRETE SET FOR THE NORTHEAST CORNER OF SAID 11,868 SQUARE FOOT PORTION OF BURNETT STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 23196-05-2018, SAID "X" CUT IN CONCRETE BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 4 AND THE NORTHWEST CORNER OF SAID PARCEL NO. 3, SAID "X" CUT IN CONCRETE ALSO BEING THE INTERSECTION OF THE PROPOSED SOUTH LINE OF SAID WEST THIRTEENTH STREET WITH THE EXISTING SOUTH LINE OF SAID WEST THIRTEENTH STREET;

THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 2, BLOCK 4, WITH THE NORTH LINE OF SAID PARCEL NO. 3, AND WITH THE EXISTING SOUTH LINE OF SAID WEST THIRTEENTH STREET. A DISTANCE OF 18.15 FEET TO AN "X" CUT IN CONCRETE SET FOR THE NORTHEAST CORNER OF SAID PARCEL NO. 3, SAID "X" CUT IN CONCRETE BEING THE NORTHWEST CORNER OF A 0.472 ACRE TRACT OF LAND (BY DEED) DESCRIBED AS TRACT II DEEDED TO WCJ LANCASTER 97, LTD. AS RECORDED IN INSTRUMENT NO. D197069911 OF SAID OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY

THENCE SOUTH 21 DEGREES 01 MINUTES 26 SECONDS WEST, WITH THE EAST LINE OF SAID PARCEL NO. 3 AND WITH THE WEST LINE OF SAID 0.472 ACRE TRACT OF LAND, A DISTANCE OF 28.68 FEET TO A TXDOT TYPE II

THENCE SOUTH 20 DEGREES 07 MINUTES 53 SECONDS EAST, WITH THE EAST LINE OF SAID PARCEL NO. 3 AND WITH THE WEST LINE OF SAID 0.472 ACRE TRACT OF LAND, A DISTANCE OF 44.69 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "R.W. COOMBS RPLS 5294" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.472 ACRE TRACT OF LAND, SAID 1/2 IRON ROD WITH CAP STAMPED "R.W. COOMBS RPLS 5294" BEING THE NORTHWEST CORNER OF SAID 8,391 SQUARE FOOT TRACT OF LAND, FROM WHICH A TXDOT TYPE II MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID PARCEL NO. 3 BEARS SOUTH 20 DEGREES 18 MINUTES 50 SECONDS

FHENCE SOUTH 74 DEGREES 35 MINUTES 43 SECONDS EAST, WITH THE NORTHERLY LINE OF SAID 8,391 SQUARE FOOT TRACT OF LAND AND WITH THE SOUTHERLY LINE OF SAID 0.472 ACRE TRACT OF LAND, A DISTANCE OF 216.32 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 8,391 SQUARE FOOT TRACT OF LAND AND THE SOUTHEAST CORNER OF SAID 0.472 ACRE TRACT OF LAND, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 43.80 FEET, A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 14 SECONDS, AND WHOSE CHORD BEARS NORTH 07 DEGREES 17 MINUTES 23 SECONDS EAST, A CHORD DISTANCE OF 10.08 FEET, SAID POINT ALSO BEING IN THE WESTERLY LINE OF SAID PARCEL NO. 2, FROM WHICH A 1/2 INCH IRON ROD WITH CAP STAMPED "R.W. COOMBS RPLS 5294" FOUND FOR REFERENCE BEARS SOUTH 03 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 0.88 FEET;

THENCE NORTHERLY, WITH SAID NON-TANGENT CURVE TO THE LEFT, WITH THE WESTERLY LINE OF SAID PARCEL NO. 2, AND WITH THE EAST LINE OF SAID 0.472 ACRE TRACT OF LAND, AN ARC LENGTH OF 10.11 FEET TO A PK NAIL SET FOR THE NORTH CORNER OF SAID PARCEL NO. 2, SAID PK NAIL BEING IN THE EAST LINE OF SAID LOT 1. BLOCK 4 AND IN THE EXISTING WEST LINE OF LAMAR STREET (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS EAST, WITH THE EAST LINE OF SAID BLOCK 4, WITH THE EAST LINE OF SAID PARCEL NO. 2. WITH THE EAST LINE OF SAID 6.600 SQUARE FOOT TRACT OF LAND WITH THE EAST LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2583, PAGE 370 AND WITH THE EXISTING WEST LINE OF SAID LAMAR STREET, PASSING AT A DISTANCE OF 43.28, A POINT FOR THE SOUTHEAST CORNER OF PARCEL NO. 2 AND THE NORTHEAST CORNER OF SAID 6,600 SQUARE FOOT TRACT OF LAND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 4 AND THE NORTHEAST CORNER OF LOT 6, BLOCK 4, AND ALSO PASSING AT A DISTANCE OF 95.18

SURVEYOR'S CERTIFICATE

THAT I, RICHARD KENNEDY, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6407 LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON-THE-GROUND WAS PREPARED FROM AN ACTUAL SURVEY ON-THE-GROUND UNDER MY

REVISED DATE: FEBRUARY 28, 2018 REVISED DATE: MAY 8, 2018 REVISED DATE: JUNE 12, 2018 REVISED DATE: JUNE 18, 2018 REGISTERED PROFESSIONAL LAND SURVEYOR

FEET, A POINT FOR THE SOUTHEAST CORNER OF SAID 6,600 SQUARE FOOT TRACT OF LAND AND THE NORTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED II VOLUME 2583, PAGE 370, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 4 AND THE NORTHEAST CORNER OF LOT 7, BLOCK 4, IN ALL, A DISTANCE OF 139.56 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 81.12 FEET, A CENTRAL ANGLE OF 21 DEGREES 44 MINUTES 14 SECONDS AND WHOSE CHORD BEARS SOUTH 57 DEGREES 48 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 30.59 FEET;

THENCE SOUTHWESTERLY, WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 30.78 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR CORNER;

THENCE NORTH 71 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 149.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR THE BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANLGE OF 27 DEGREES 44 MINUTES 21 SECONDS AND WHOSE CHORD BEARS NORTH 85 DEGREES 37 MINUTES 02 SECONDS WEST. A CHORD DISTANCE OF 357.17 FEET:

THENCE WESTERLY, WITH SAID CURVE TO THE LEFT, PASSING AT AN ARC LENGTH OF 67.69 FEET, A POINT IN THE EXISTING EAST LINE OF SAID BURNETT STREET, AND PASSING AT AN ARC LENGTH OF 127.23 FEET, A POINT IN THE EXISTING WEST LINE OF SAID BURNETT STREET, IN ALL, AN ARC LENGTH OF 360.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR CORNER IN THE WEST LINE OF SAID BLOCK 3, IN THE WEST LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2871, PAGE 249, AND IN THE EXISTING EAST LINE OF CHERRY STREET (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE NORTH 00 DEGREES 42 MINUTES 01 SECONDS WEST, WITH THE WEST LINE OF SAID BLOCK 3, WITH THE WEST LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 2871 PAGE 249 AND WITH THE EXISTING FAST LINE OF SAID CHERRY STREET. A DISTANCE OF 14.98 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1451.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 12 MINUTES 11 SECONDS, AND WHOSE CHORD BEARS NORTH 01 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF

THENCE NORTHERLY, WITH THE EXISTING EAST LINE OF SAID CHERRY STREET AND WITH SAID NON-TANGENT CURVE TO THE LEFT. AN ARC LENGTH OF 81.12 FFFT. TO AN "X" CUT IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID PARCEL S15. SAID "X" CUT IN CONCRETE BEING IN THE SOUTH LINE OF SAID TRACT 1-92. PART 1:

THENCE NORTH 00 DEGREES 13 MINUTES 12 SECONDS EAST. WITH THE EXISTING EAST LINE OF SAID CHERRY STREET AND WITH THE WEST LINE OF SAID PARCEL S15. A DISTANCE OF 98.76 FEET TO A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID PARCEL S15 AND THE SOUTHWEST CORNER OF SAID ORDINANCE NO.

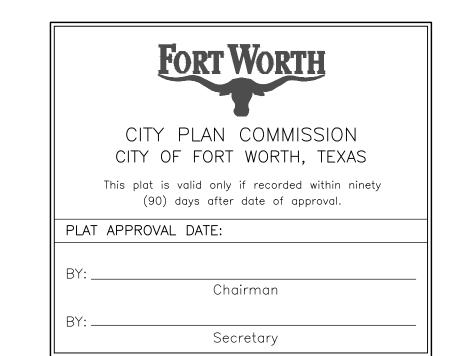
THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST, WITH THE EXISTING EAST LINE OF SAID CHERRY STREET AND WITH THE WEST LINE OF SAID ORDINANCE NO. , A DISTANCE OF 31.45 FEET TO AN "X' CUT IN CONCRETE FOUND THE NORTHWEST CORNER OF SAID ORDINANCE NO. \_\_\_\_\_\_, A DISTANCE OF THE SOUTHWEST CORNER OF SAID PARCEL S6:

THENCE NORTH 00 DEGREES 26 MINUTES 55 SECONDS WEST, WITH THE EXISTING EAST LINE OF SAID CHERRY STREET AND WITH THE WEST LINE OF SAID PARCEL S6. A DISTANCE OF 47.99 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER:

THENCE NORTH 45 DEGREES 26 MINUTES 55 SECONDS WEST, WITH THE EXISTING EAST LINE OF SAID CHERRY STREET AND WITH THE WEST LINE OF SAID PARCEL S6, A DISTANCE OF 7.28 FEET TO AN "X" CUT IN CONCRETE FOUND FOR CORNER IN THE WEST LINE OF SAID BLOCK 2:

THENCE NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST, WITH THE EXISTING EAST LINE OF SAID CHERRY STREET, WITH THE WEST LINE OF SAID PARCEL S6 AND WITH THE WEST LINE OF SAID BLOCK 2. PASSING AT A DISTANCE OF 67.56 FEET AN "X" CUT IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8 BLOCK 2 AND THE SOUTHWEST CORNER OF SAID LOT 5 BLOCK 2 AND ALSO PASSING AT A DISTANCE OF 128.14 FEET, A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 2 AND THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2, AND ALSO PASSING AT A DISTANCE OF 188.61 FEET, A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2 AND THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 2, IN ALL, A DISTANCE OF 309.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4374, PAGE 109, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" ALSO BEING THE INTERSECTION OF THE EXISTING EAST LINE OF SAID CHERRY STREET WITH THE EXISTING SOUTH LINE OF SAID TEXAS STREET;

THENCE NORTH 89 DEGREES 34 MINUTES 07 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 2 WITH THE NORTH LINE OF SAID LOT 2, BLOCK 2, WITH THE NORTH LINE OF SAID LOT 3, BLOCK 2, WITH THE NORTH LINE OF SAID 0.158 ACRE TRACT OF LAND, WITH THE NORTH LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4374, PAGE 109, WITH THE NORTH LINE OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4443, PAGE 559, AND WITH THE EXISTING SOUTH LINE OF SAID TEXAS STREET, PASSING AT A DISTANCE OF 102.83 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK, THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, THE NORTHEAST CORNER OF SAID TRACT OF LAND DEEDED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4374, PAGE 109, AND THE NORTHWEST CORNER OF SAID 0.158 ACRE TRACT OF LAND, IN ALL, A DISTANCE OF 232.50 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 181,216 SQUARE FEET OR 4.160 ACRES OF LAND, MORE OR LESS.



	LAND USE TABLE	
DEVELOPMENT YIELD GROSS SITE AREA (ACREAGE): 4.160 TOTAL NUMBER L		
TOTAL RESIDENTIAL LOTS SINGLE FAMILY DETACHED: 0/0 SINGLE FAMILY ATTACHED: 0/0 TWO FAMILY LOTS: 0/0 MULTIFAMILY LOTS: 0/0		
TOTAL NO. DWELLING UNITS: 0		
	IDENTIAL LOTS DTS: 3/4.143 INDUSTRIAL LOTS: 0/0 OTS: 0/0 RIGHT-OF-WAY: 1/0.017	

OWNERS:

CITY OF FORT WORTH 1000 THROCKMORTON ST FORT WORTH, TX 76102

BURNETT LOFTS FW, LLC 7001 PRESTON RD FIFTH FLOOR DALLAS, TX 75205

FINAL PLAT LOT 1R, BLOCK 2 LOT 1R, BLOCK 3 LOT 1R, BLOCK 4 NANCE'S ADDITION CASE NO: FS-15-089

THIS PLAT IS RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_

DATE: \_\_\_\_\_



VICINITY MAP NOT TO SCALE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT WE, THE CITY OF FORT WORTH AND BURNETT LOFTS FW, LLC, DO HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND AND DO HEREBY ADOPT THIS PLAT AS LOT 1R, BLOCK 2, NANCE'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_\_

FERNANDO COSTA ASSISTANT CITY MANAGER STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED FERNANDO COSTA, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

COUNTY OF TARRANT §

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON THE \_\_\_\_ DAY OF \_\_\_\_\_

WITNESS UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_\_.

R. RHYS HEINSCH VICE PRESIDENT

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED R. RHYS HEINSCH, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_DAY OF \_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON THE \_\_\_\_ DAY OF \_\_\_\_\_

FINAL PLAT

LOT 1R, BLOCK 2 LOT 1R, BLOCK 3 LOT 1R, BLOCK 4

NANCE'S ADDITION AN ADDITION TO THE

CITY OF FORT WORTH TARRANT COUNTY, TEXAS

SITUATED IN THE

SARAH GRAY JENNINGS SURVEY, ABSTRACT NO. 844 CITY OF FORT WORTH

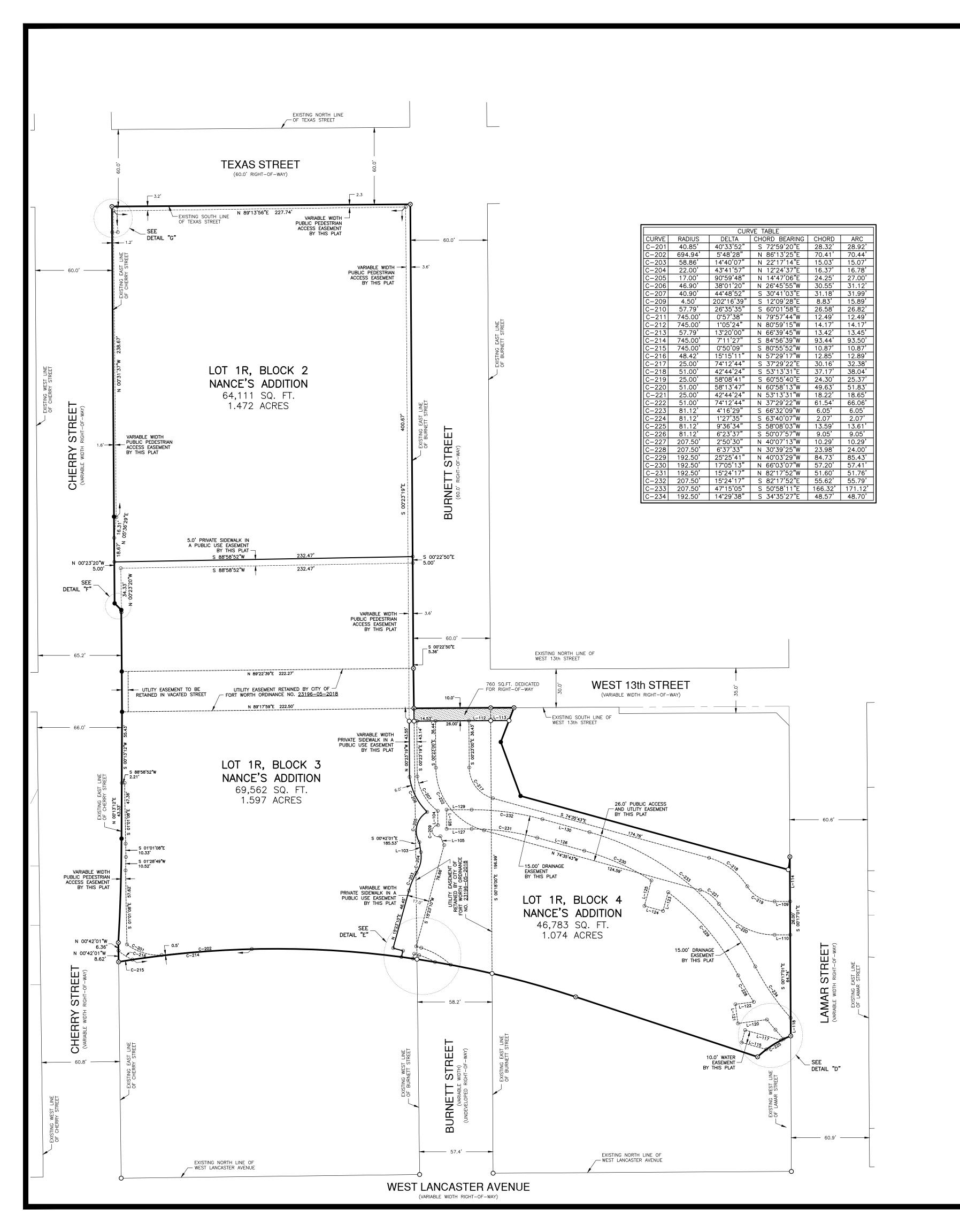
SURVEYOR:

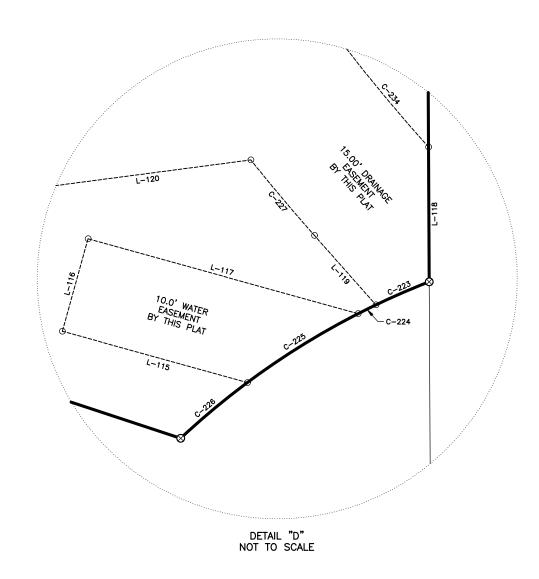
GORRONDONA & ASSOCIATES, INC

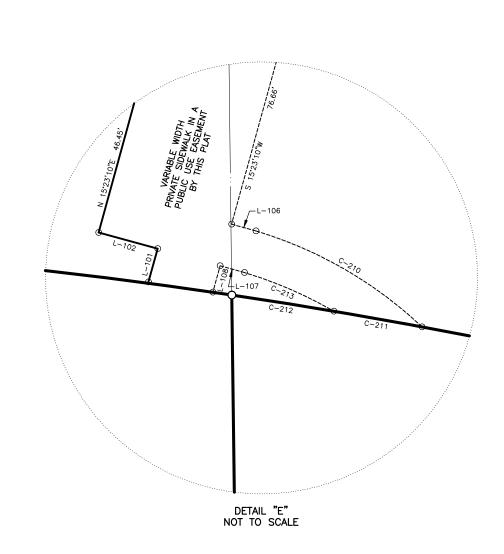
7524 JACK NEWELL BLVD. SOUTH FORT WORTH, TEXAS 76118 PH 817.496.1424 FAX 817.496.1768

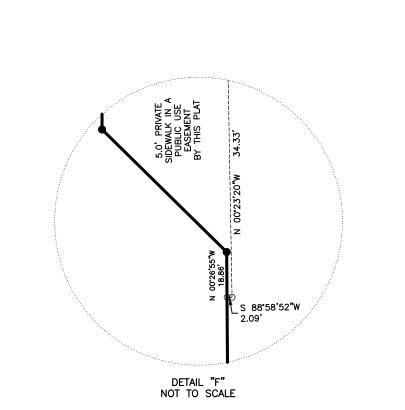
TARRANT COUNTY, TEXAS

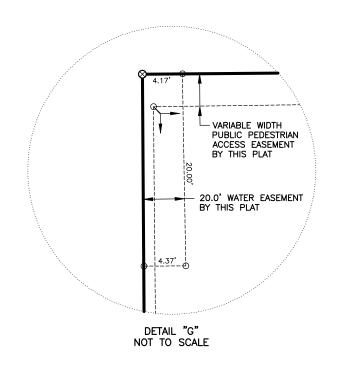
JOB NO. CFTW1301.00 DATE: 02/13/2018 SCALE: 1"=40' DWN BY: RK CHK BY: MP PAGE 1 OF 2











-101	N 15°23'08"E	5.01'	
-102 -103 -104	N 74°36'52"W	l 8.00' l	
-103	N 08°39'16"W	7.96' 11.17'	
-104	S 01°01'08"E	11.17'	
-105	S 23°17'47"E	7.50'	
-106	S 01°01'08"E S 23°17'47"E S 74°36'52"E N 74°36'52"W	7.50' 4.00'	
-106 -107 -108	N 74°36'52"W	l 4.00' l	
-108	S 15°23'08"W	l 3.83′ l	
-109 -110 -111	N 89°42'59"E	12.11' 12.16'	
-110	S 89°42'59"W	12.16'	
-111	N 74°35'43"W	l 5.93' l	
-112	N 89°39'06"E	17.02' 14.24'	
-113	N 89°42'00"E	14.24	
-114	N 00°17'01"W	34.79'	
-113 -114 -115	N 74°29'02"W	34.79' 20.00'	
-116	N 15°30'58"E	10.00'	
.11/	1 5 /4 70 0 117 1	29.20'	
-118	S 00°17'01"E	14.03'	
-118 -119 -120 -121	N 41°32'28"W S 82°30'13"W	9.67'	
-120	S 82°30'13"W	22.77	
-121	N 07°29'47"W	15.00	
-122	N 82°30'13"E S 15°24'17"W	14.51'	
-123	S 15°24'17"W	15.20'	
-122 -123 -124 -125	N 74°35'43"W	15.00'	
-125	N 15°24'17"E	20.50'	
-126	N 74°35′43″W	38.01'	
-127	N 90°00'00"W	19.47'	
-128 -129	N 00°00'00"W	15.00'	
129	N 90°00'00"E	19.47'	
-130	S 74°35'43"E	38.01'	

 $FINAL_{OF}PLAT$ 

LOT 1R, BLOCK 2 LOT 1R, BLOCK 3 AND

LOT 1R, BLOCK 4

NANCE'S ADDITION

AN ADDITION TO THE CITY OF FORT WORTH

TARRANT COUNTY, TEXAS

SITUATED IN THE

SARAH GRAY JENNINGS SURVEY, ABSTRACT NO. 844

CITY OF FORT WORTH TARRANT COUNTY, TEXAS

SURVEYOR:

## GORRONDONA & ASSOCIATES, INC

7524 JACK NEWELL BLVD. SOUTH
FORT WORTH, TEXAS 76118
PH 817.496.1424 FAX 817.496.1768

JOB NO. CATA1701.00	DATE: 02/12/2018	SCALE: 1"=40'
DWN BY: RK	CHK BY: MP	PAGE 2 OF 2