



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 144885

PAGE 1 OF 21

DATE: 3/4/2025

SUBJECT: CONSIDERATION TO SUBMIT AN APPLICATION TO THE CITY OF FORT WORTH FOR THE VACATION OF AN ALLEY LOCATED NORTH OF COUNTY PROPERTY AT 900 NORTH COMMERCE STREET

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider the submission of an application to the City of Fort Worth for the vacation of a 20-foot alley adjacent to County owned property at 900 North Commerce Street and authorize the County Administrator to sign related documents.

BACKGROUND

The Tarrant Regional Water District (TRWD) is beginning work on the future Bypass Channel, which will be constructed by the U.S. Army Corps of Engineers. All property north of the County-owned property at 900 North Commerce Street, also known as the Carpentry Shop, that will be required for the Bypass Channel has been acquired by TRWD.

At this time, TRWD has requested that Tarrant County approve a vacation of the 20-foot alley located north of the Carpentry Shop through the City of Fort Worth. The alley is currently not in use and was dedicated by plat. Upon the City's approval of the requested vacation, half of the alley (10 feet) will be conveyed to the County, while the remaining 10 feet will be conveyed to TRWD.

FISCAL IMPACT

There is no fiscal impact to Tarrant County as all City of Fort Worth application fees will be paid directly to the City by TRWD.

SUBMITTED BY	Transportation Services	PREPARED BY:	Sarah VanTassel
		APPROVED BY:	Scott Hall



Date: January 15th, 2025

To: Planning and Development Department, COFW

From: Cameron Arellano, TRWD

RE: Application for Street Vacation

To whom it may concern,

This application is for the Central City Flood Control Project as part of the future Federal Floodway.

At this time, we need to proceed with vacation of the street ROW due to the start of the future Bypass Channel the US Army Corps of Engineers will construct. Attached to this application is an exhibit of the area, the application itself that include signature from partners and adjoining property owners, and the metes and bounds surveys.

Thank you,

A handwritten signature in black ink that reads "Cameron Arellano". The signature is written in a cursive style.

Cameron Arellano

TRWD

 **Alley Vacation**
 **Street Vacation**



Maxar, Microsoft
NE 8th St



Street Vacations North Fort Worth

Disclaimer:
This map is an approximation based upon the best information available at the time of printing. Information contained on this map is intended for general planning level use only and has not been based prepared for use for purposes for legal, engineering, or surveying purposes. It does not represent all on the ground survey and only represents approximate relative locations. The Tarrant Regional Water District is not liable for reliance of this information or derivative products resulting from this map.

MAP PRODUCED ON 1/13/2023 3:11 PM BY TRWD
 0 50 100 200 US Feet





Development Services Department

Application for Vacation or Closure of Street or Alley Right-Of-Way / or / Public Access Easement

1. Request:

- a. Street R.O.W. : [X] Vacate (or) [] Close (name)
b. Alley R.O.W. : [X] Vacate (or) [] Close
c. Public Access Easement : [] Vacate (only) (name, if any)

2. Subdivision Name North Fort Worth

Affected Block and Lot Numbers See Attached

3. Length (feet) See Attached Width (feet) See Attached Area (square feet) See Attached

4. End Points: From See Attached to See Attached

5. Location: MAPSCO No.

6. Applicant Cameron Arellano Date 1/9/2024

(Print name)
Signature

Phone (817) 992-7623

E-Mail Cameron.arellano@TRWD.com

Fax (817) 878-5782

Address 800 E. Northside Drive City Fort Worth

State TX Zip 76179

7. Agent/Consultant Phone ()

(Print firm name)

(Print representative name)

(Signature)

Fax ()

E-Mail

Address City State Zip

8. Method by Which the City Originally Acquired the R.O.W. or Access Easement

- [] Plat Dedication / Donation [] City Purchase [] Obtained Through Prescription
Plat or other recorded instrument must be attached to application.

9. Existing Physical Improvements within the R.O.W. or Access Easement

a. Surface or above grade:

- [] None [X] Paving [X] Curb & Gutter
[] Telephone [X] Electric [] Structures (describe) future Bypass Channel
[] Fences / Walls [] Cable [] Other and Federal Project.

Many utilities are being abandoned, relocated, or lowered for the future Bypass Channel and Federal Project.

b Underground/below grade:

- | | | | |
|---|---|---|----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Telephone | <input type="checkbox"/> Electric | <input type="checkbox"/> Unknown |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Sewer | <input type="checkbox"/> Storm Drainage | |
| <input type="checkbox"/> Cable | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Other _____ | |

10. **Intended Use of the Vacated R.O.W. or Access Easement**

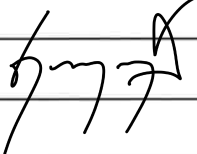
Describe Use (e.g. yard, parking, type of development, etc.) Federal Floodway

11. **Related (Pending) Applications Submitted** (Indicate title & case number.)

- | | |
|--|--|
| <input type="checkbox"/> Zoning _____ | <input type="checkbox"/> Board of Adjustment _____ |
| <input type="checkbox"/> Subdivision _____ | <input type="checkbox"/> Building Permit _____ |
| <input type="checkbox"/> Community Facilities / or / URD _____ | <input type="checkbox"/> Other _____ |

12. **Signatures of Adjoining Property Owners**

Signatures of all owners of properties that adjoin the easement to be vacated or closed must appear below. Include an adequate legal description of said properties (*attach additional sheet(s) if necessary*).

<u>Printed Name & Signature</u>	<u>Telephone No.</u>	<u>Legal Description (Lot, Block & Addition)</u>
_____	_____	TARRANT COUNTY NORTH FORT WORTH Block E
CARLOS GONZALEZ-JAIME 	(817) 631-3396	TRANSFORM 1012 N. MAIN STREET NORTH FORT WORTH Block 44 Lot 4 THRU 9 & 16 THRU 21
_____	_____	_____
_____	_____	_____

13. **Required Exhibits** (*To be submitted with this application*)

- 25 copies (8½" x 11") **exhibit map** clearly depicting location, dimensions and extent of R.O.W. or public access easement to be vacated or closed. Map must be legible.
- 25 copies (8½" x 11") certified **metes & bounds** legal description of subject easement
- Original **plat, separate instrument, or deed** recording easement dedication

Below for Office Use Only

<i>Application Fee</i>	<i>Receipt No.</i>	<i>Application Received By:</i>	<i>Date:</i>	<i>Case No.</i>
<input type="checkbox"/> \$700.00 <input type="checkbox"/> \$400.00				VA - -



Development Services Department

Instructions for Vacation or Closure of Street or Alley Right-Of-Way / or / Public Access Easement

*Vacation of utility and/or drainage easements by separate instrument (rather than replat) requires application through the City of Fort Worth Department of Engineering, Real Property Services Division.

Definitions

Vacation: Permanent abandonment. Applications require approval by the City Plan Commission and City Council. Various City departments and public utility companies having a vested interest in the right-of-way or access easement review the application to make appropriate recommendations to these bodies. A replat by the applicant is required and will be filed in the courthouse records by the Development Services Department.

Closure: Physical closure only at each terminal end. Applications for closure require approval by the City Plan Commission and the City Council. The City Council may stipulate the duration of the closure and may reverse the closure at any time. The applicant is responsible for physically closing the street or alley per City guidelines.

Submittal Requirements

- A non-refundable **application fee** of \$700.00 for street/alley vacations or closures, or \$400 for public access easement vacations, made payable to the City of Fort Worth.
- **Metes & bounds** description sealed by a Registered Professional Land Surveyor with documentation of adjacent property ownership.
- **Exhibit map** of a convenient size, sealed by a Registered Professional Land Surveyor.
- A copy of the **original deed or plat** documenting the dedication or conveyance of the street or alley. This enables staff to determine if the City is able to waive the payment of fair market value for the property.
- **Signatures** from all adjacent property owners served by the street, alley, or access easement.
- If the City of Fort Worth is the owner of the underlying property or any adjacent property, the applicant will be required to pay for an **appraisal** ordered by City staff and pay fair market value for the City's property.
- Notation on the application of any existing **physical improvements**. If these improvements were installed by the City, reimbursement for the un-depreciated portion of the assets will be required of the applicant.
- Upon approval by the City Plan Commission of a vacation, an acceptable **replat** and a notarized **quitclaim deed**, if applicable, per the attached example on page 4.

After receipt of the completed application and attachments, the City of Fort Worth Development Services Department has 10 working days to distribute the documents to appropriate City staff and receive comments on the vacation or closure. The applicant will then be notified of the date of the scheduled City Plan Commission hearing. Upon approval of a street or alley vacation by the City Plan Commission, the applicant must submit a **replat application**. The replat must be sealed by a Registered Professional Land Surveyor. After the applicant has cleared all City comments on the replat, staff will schedule the vacation for hearing by the Fort Worth City Council. Upon approval by the City Council, the Development Services Department will notify the applicant and file the documents at the appropriate courthouse.

Quitclaim Deed

Date:

Grantor:

Grantor's Mailing Address: [include county]

Grantee:

Grantee's Mailing Address: [include county]

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements): (Insert legal description (metes and bounds) and attach survey as Exhibit A.)

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

Grantor Signature _____ Date _____
Name and Title _____

Grantee Signature _____ Date _____
Name and Title: _____

STATE OF TEXAS §
COUNTY OF _____ §
This instrument was acknowledged before me on _____ *Date* _____ by
_____ *Grantor* _____.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §
This instrument was acknowledged before me on _____ *Date* _____ by
_____ *Grantee* _____.

Notary Public, State of Texas

LEGAL DESCRIPTION

BEING a 0.0643 acre (2,800 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of Commerce Street, a 70-foot right-of-way, and being more particularly described as follows:

COMMENCING at a point in the east line of a called 11.897 acre tract of land described in the Deed without Warranty to Tarrant Regional Water District, recorded in Instrument No. D209336857, Official Public Records, Tarrant County, Texas, and being in the north line of Block 44, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being in the south right-of-way line of 10th Street, a 60-foot right-of-way, and being at the northwest corner of a called 0.286 acre tract of land described in the Warranty Deed with Vendor's Lien to Keith M. Jensen, recorded in Instrument No. D205284705, said Official Public Records, from which a 3/8-inch iron rod found bears North 04°05'33" East, a distance of 0.31 feet, and from which a 5/8-inch iron rod found at the intersection of the westerly line of a called 1.303 acre tract of land described in the Special Warranty Deed to Transform 1012 N. Main Street, recorded in Instrument No. D222007048 and the east right-of-way line of Main Street, a 100-foot right-of-way bears South 04°05'34" West, a distance of 299.26 feet;

THENCE North 59°52'36" East, along the said north line of Block 44 and the said south right-of-way line, a distance of 31.72 feet to a point, being the northeast corner of said Block 44, and being in the intersection of the said south right-of-way line and the west right-of-way line of said Commerce Street, from which a cut "X" found for reference bears North 01°24'33" East, a distance of 7.41 feet;

THENCE South 30°07'24" East, along the east line of said Block 44 and the said west right-of-way line, a distance of 370.14 feet to the **POINT OF BEGINNING**;

THENCE North 59°52'36" East, departing the said east line of Block 44 and the said west right-of-way line, a distance of 35.00 feet to a point for corner, from which a 2-inch iron pipe found at the southeast corner of Lot 15, Block 43, said North Fort Worth Addition bears North 16°45'53" East, a distance of 321.91 feet;

THENCE South 30°07'24" East, a distance of 80.00 feet to a point for corner;

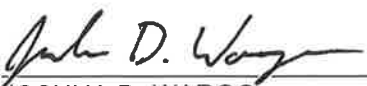
THENCE South 59°52'36" West, a distance of 35.00 feet to a point for corner, being the southeast corner of Lot 21, said Block 44, and being the southeast corner of the said called 1.303 acre tract, and being in the said west right-of-way line;

THENCE North 30°07'24" West, along the said east line of Block 44 and the said west right-of-way line, a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 2,800 square feet or 0.0643 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

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


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



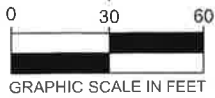
RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	11/11/2024	061059016	1 OF 2



P.O.C.

3/8" IRF BEARS
N4°05'33"E 0.31'

CALLED 11.897 ACRES
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D209336857

S04°05'34"W 299.26'

LOTS 10, 13-15, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

KEITH M. JENSEN
INST. NO. D205284705

LOTS 4-9 & 16-21, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TRANSFORM 1012
N. MAIN STREET
INST. NO. D222007048

5/8" IRF
(DISTURBED)

MAIN ST.
(100' RIGHT-OF-WAY)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N59°52'36"E	31.72'
L2	N01°24'33"E	7.41'
L3	N59°52'36"E	35.00'
L4	S30°07'24"E	80.00'
L5	S59°52'36"W	35.00'
L6	N30°07'24"W	80.00'

LOTS 10-15, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

2" IPF

LOTS 1-9 & 16-24, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

N16°45'53"E
321.91'

0.0643 ACRES
2,800 SQ. FT.

P.O.B.

N:6966944.88
E:2324613.23

N:6966893.25
E:2324683.66

N:6966875.69
E:2324653.38

LOTS 1-3 & 22-24
BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- XF = CUT "X" FOUND

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000137529. A metes and bounds description of even survey date herewith accompanies this survey plat.

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

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Joshua D. Wargo

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	11/11/2024	061059016	2 OF 2

LEGAL DESCRIPTION

BEING a 3.4833 acre (151,733 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of Commerce Street, a 70-foot right-of-way, Calhoun Street, a 70-foot right-of-way, and 9th Street, a 60-foot right-of-way, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "SPOONER & ASSOCIATES" cap found at the southeast corner of Lot 20, Block 40, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being in the intersection of the north line of a 20-foot alley as shown on the plat of said North Fort Worth Addition and the west right-of-way line of said Calhoun Street;

THENCE South 30°07'24" East, along the said west right-of-way line of Calhoun Street, a distance of 10.00 feet to the **POINT OF BEGINNING**, from which a 1/2-inch iron rod with "BRITTON & CRAWFORD" cap found for the northeast corner of Lot 1-R, Block 29, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-129, Page 6, said Plat Records, and being in the intersection of the said west right-of-way line of Calhoun Street and the south right-of-way line of 7th Street bears South 30°07'24" East, a distance of 788.21 feet;

THENCE North 30°07'24" West, along the said west right-of-way line of Calhoun Street, a distance of 540.00 feet to a point for corner, being the northeast corner of Lot 11, said Block 40, and being in the intersection of the said west right-of-way line of Calhoun Street and the south right-of-way line of said 9th Street;

THENCE South 59°52'36" West, along the said south right-of-way line of 9th Street, a distance of 95.00 feet to a point for corner, being the northwest corner of said Lot 11, and being in the intersection of the said south right-of-way line of 9th Street and the east line of a 10-foot alley as shown on the said plat of North Fort Worth Addition, recorded in Volume 63, Page 149;

THENCE South 30°07'24" East, along the east line of the said 10-foot alley, a distance of 100.00 feet to a point for corner, being the southwest corner of Lot 12, said Block 40;

THENCE South 59°52'36" West, a distance of 10.00 feet to a point for corner, being the southeast corner of Lot 9, said Block 40;

THENCE North 30°07'24" West, along the west line of the said 10-foot alley, a distance of 100.00 feet to a point for corner, being the northeast corner of Lot 10, said Block 40, and being in the intersection of the said south right-of-way line of 9th Street and the said west line of the 10-foot alley;

THENCE South 59°52'36" West, along the said south right-of-way line of 9th Street, a distance of 95.00 feet to a point for corner, being the northwest corner of said Lot 10, and being in the intersection of the said south right-of-way line of 9th Street and the east right-of-way line of said Commerce Street;

THENCE South 30°07'24" East, along the said east right-of-way line of Commerce Street, a distance of 510.48 feet to a point for corner, from which a 5/8-inch iron rod found for the southwest corner of Lot 1, Block 34, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 117, said Plat Records, and being in the intersection of the said east right-of-way line of Commerce Street and the north right-of-way line of aforementioned 7th Street bears South 30°07'24" East, a distance of 757.73 feet;

CONTINUED ON SHEET 2

**RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

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N/A	CRG	JDW	11/11/2024	061059016	1 OF 8

LEGAL DESCRIPTION (CONTINUED)

THENCE South 59°52'36" West, departing the said east right-of-way line of Commerce Street, a distance of 70.00 feet to a point for corner in the west right-of-way line of said Commerce Street;

THENCE North 30°07'24" West, along the said west right-of-way line of Commerce Street, a distance of 510.48 feet to a point for corner, being the northeast corner of Lot 7, Block 39, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 624, Page 523, said Plat Records, and being in the intersection of the said west right-of-way line of Commerce Street and the aforementioned south right-of-way line of 9th Street;

THENCE South 59°52'36" West, along the said south right-of-way line of 9th Street, a distance of 200.00 feet to a point for corner, being the northwest corner of Lot 6, said Block 39, and being in the intersection of the said south right-of-way line of 9th Street and the east right-of-way line of Main Street, a 100-foot right-of-way;

THENCE North 30°07'24" West, a distance of 60.00 feet to a point for corner, being the southwest corner of Lot 1, Block 44, said North Fort Worth Addition, recorded in Volume 63, Page 149, and being in the intersection of the said east right-of-way line of Main Street and the north right-of-way line of said 9th Street, from which a 5/8-inch iron rod found at the intersection of the westerly line of a called 1.303 acre tract of land described in the Special Warranty Deed to Transform 1012 N. Main Street, recorded in Instrument No. D222007048, Official Public Records, Tarrant County, Texas, and the said east right-of-way line of Main Street bears North 30°07'24" West, a distance of 352.67 feet;

THENCE North 59°52'36" East, along the said north line of 9th Street, a distance of 200.00 feet to a point for corner, being the southeast corner of Lot 24, said Block 44, and being in the intersection of the said north right-of-way line of 9th Street and the aforementioned west right-of-way line of Commerce Street;

THENCE North 30°07'24" West, along the said west right-of-way line of Commerce Street, a distance of 150.00 feet to a point for corner, being the southeast corner of Lot 21, said Block 44, and being in the said west right-of-way line of Commerce Street;

THENCE North 59°52'36" East, departing the said west right-of-way line of Commerce Street, a distance of 35.00 feet to a point for corner;

THENCE North 30°07'24" West, a distance of 80.00 feet to a point for corner;

THENCE North 59°52'36" East, a distance of 35.00 feet to a point for corner in the aforementioned east right-of-way line of Commerce Street;

THENCE South 30°07'24" East, along the said east right-of-way line of Commerce Street, a distance of 230.00 feet to a point for corner, being the southwest corner of Lot 1, Block 43, said North Fort Worth Addition, recorded in Volume 63, Page 149, and being in the intersection of the said east right-of-way line of Commerce Street and the aforementioned north right-of-way line of 9th Street, from which a 2-inch iron pipe found for reference bears South 79°21'19" West, a distance of 0.3 feet;

CONTINUED ON SHEET 3

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	11/11/2024	061059016	2 OF 8

LEGAL DESCRIPTION (CONTINUED)

THENCE North 59°52'36" East, along the said north right-of-way line of 9th Street, a distance of 200.00 feet to a point for corner, being the southeast corner of Lot 24, said Block 43, and being in the intersection of the said north right-of-way line of 9th Street and the aforementioned west right-of-way line of Calhoun Street;

THENCE North 30°07'24" West, along the said west right-of-way line of Calhoun Street, a distance of 450.00 feet to a 2-inch iron pipe found for corner at the southeast corner of Lot 15, said Block 43, North Fort Worth Addition;

THENCE North 59°52'36" East, departing the said west right-of-way line of Calhoun Street, a distance of 70.00 feet to a point for corner in the east right-of-way line of said Calhoun Street;

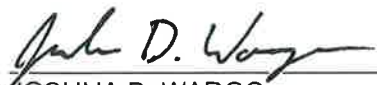
THENCE South 30°07'24" East, along the said east right-of-way line of Calhoun Street, a distance of 1,050.00 feet to a point for corner, from which a PK nail found for the northwest corner of Lot 1, Block 2, LaGrave Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 10157, said Plat Records, and being in the intersection of the said east right-of-way line of Calhoun Street and the aforementioned south right-of-way line of 7th Street bears South 30°07'24" East, a distance of 788.21 feet;

THENCE South 59°52'36" West, departing the said east right-of-way line of Calhoun Street, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 151,733 square feet or 3.4833 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

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



JOSHUA D. WARGO
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josh.wargo@kimley-horn.com



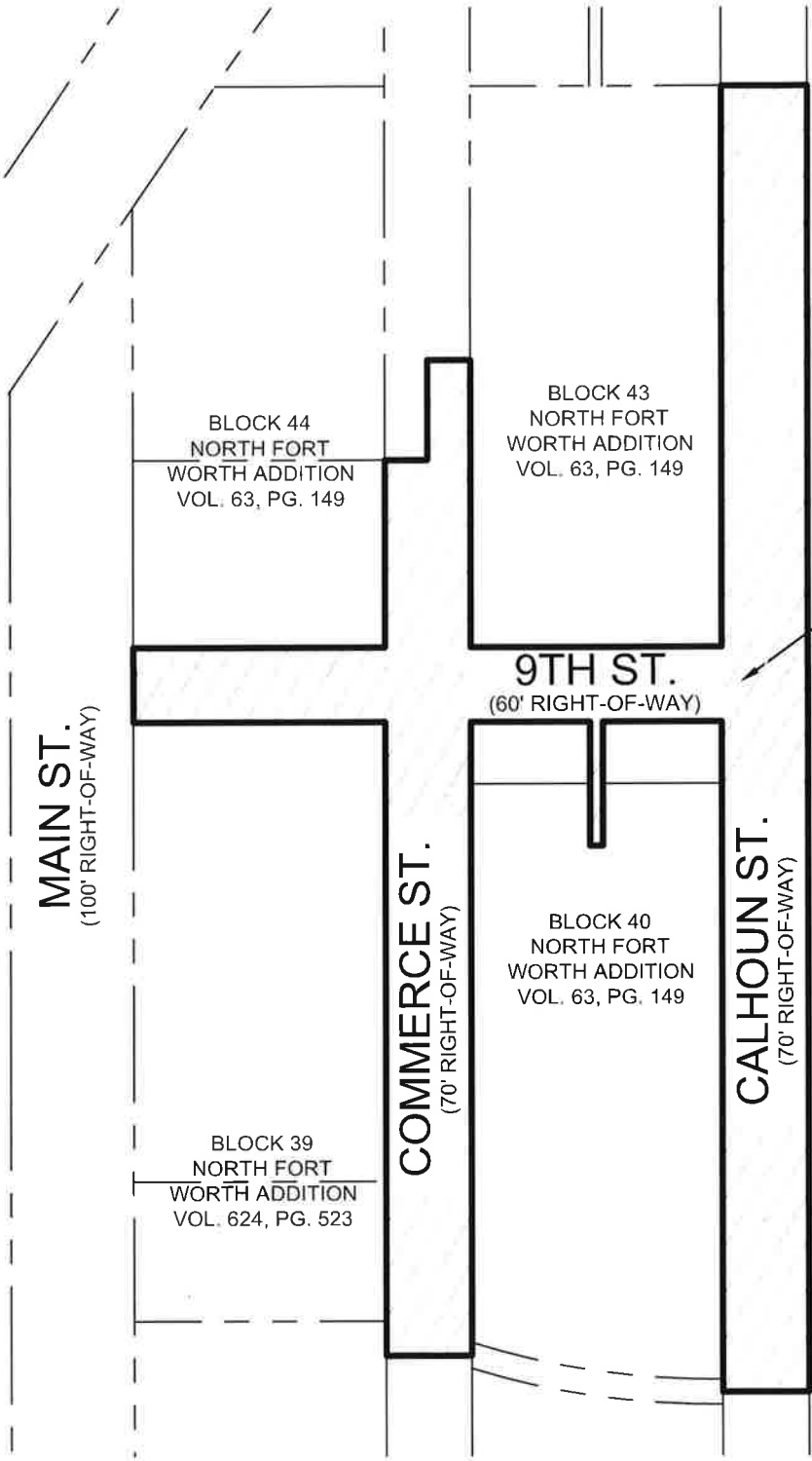
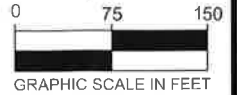
RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	11/11/2024	061059016	3 OF 8



**3.4833 ACRES
151,733 SQ. FT.**

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CRG	JDW	11/11/2024	061059016	4 OF 8

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 6)

N. 90' OF BLOCK D
NORTH FORT
WORTH ADDITION
VOL. 654, PG. 461
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D212101521

S. 125' OF BLOCK D
NORTH FORT
WORTH ADDITION
VOL. 654, PG. 461
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211150568

COMMERCE ST.
(70' RIGHT-OF-WAY)

CALHOUN ST.
(70' RIGHT-OF-WAY)

LOTS 1-9 & 12-20, BLOCK 40
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TRACT 2
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699

3.4833 ACRES
151,733 SQ. FT.

P.O.C.

1/2" IRFC
"SPOONER & ASSOCIATES"

20 ALLEY
VOL. 63, PG. 149

P.O.B.

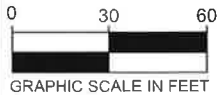
BLOCK E
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

5/8" IRFC
SOUTHWEST CORNER OF LOT 1, BLOCK 34,
NORTH FORT WORTH ADDITION
VOL. 204A, PG. 117

7TH ST.

(60' RIGHT-OF-WAY)

1/2" IRFC "BRITTON & CRAWFORD"
NORTHEAST CORNER OF LOT 1-R, BLOCK
29 NORTH FORT WORTH ADDITION
VOL. 388-129, PG. 6



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).
Coordinates have been scaled to surface values using a surface adjustment factor of 1.000137529. A metes and bounds
description of even survey date herewith accompanies this survey plat.

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

Joshua D. Wargo
JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
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RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	11/11/2024	061059016	5 OF 8

MATCH LINE (SEE SHEET 8)

LOTS 1-9 & 16-24, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

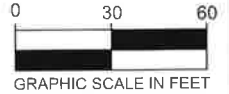
TARRANT REGIONAL
WATER DISTRICT
(NOTICE OF LIS PENDENS)
INST. NO. D214078949

N30°07'24"W 450.00'

N59°52'36"E 200.00'

9TH ST.
(60' RIGHT-OF-WAY)

3.4833 ACRES
151,733 SQ. FT.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°07'24"E	10.00'
L2	S30°07'24"E	788.21'
L3	S59°52'36"W	95.00'
L4	S30°07'24"E	100.00'
L5	S59°52'36"W	10.00'
L6	N30°07'24"W	100.00'
L7	S59°52'36"W	95.00'
L8	S59°52'36"W	70.00'
L9	S30°07'24"E	757.73'
L10	N30°07'24"W	60.00'
L11	N30°07'24"W	352.67'
L12	N59°52'36"E	200.00'
L13	N59°52'36"E	35.00'
L14	N30°07'24"W	80.00'
L15	N59°52'36"E	35.00'
L16	N59°52'36"E	70.00'
L17	S30°07'24"E	788.21'

L7
LOTS 10 & 11
BLOCK 40
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

L3
TARRANT REGIONAL
WATER DISTRICT
(NOTICE OF LIS PENDENS)
INST. NO. D211207911

L6

L4

10' ALLEY
VOL. 63, PG. 149

CALHOUN ST.
(70' RIGHT-OF-WAY)

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 5)

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

LEGEND

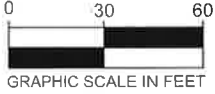
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	11/11/2024	061059016	6 OF 8



MAIN ST.
(100' RIGHT-OF-WAY)

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

5/8" IRF
(DISTURBED)
LOTS 4-9 & 16-21, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TRANSFORM 1012 N. MAIN STREET
INST. NO. D222007048

LOTS 1-3 & 22-24, BLOCK 44 TARRANT REGIONAL
NORTH FORT WATER DISTRICT
WORTH ADDITION INST. NO. D218284810
VOL. 63, PG. 149 L12

L10

9TH ST.

(60' RIGHT-OF-WAY)

N30°07'24"W 150.00'

2" IPF BEARS
S79°21'19"W ~ 0.3'

3.4833 ACRES
151,733 SQ. FT.

S59°52'36"W 200.00'

LOTS 1-13, BLOCK 39
NORTH FORT
WORTH ADDITION
VOL. 624, PG. 523

TRACT 1
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699

N30°07'24"W 510.48'

COMMERCE ST.

(70' RIGHT-OF-WAY)

S30°07'24"E 510.48'

MATCH LINE (SEE SHEET 8)

MATCH LINE (SEE SHEET 6)

MATCH LINE (SEE SHEET 5)

Kimley»Horn

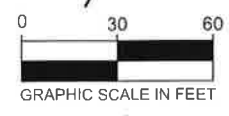
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
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LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	11/11/2024	061059016	7 OF 8



LOTS 10-15, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

ROBERT B. MCKINLEY AND VICKI S.
MCKINLEY GROTH, TRUSTEES
VOL. 15125, PG. 195

LOTS 10, 13-15, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

LOTS 4-9 & 16-21, BLOCK 44
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TRANSFORM 1012 N. MAIN STREET
INST. NO. D222007048

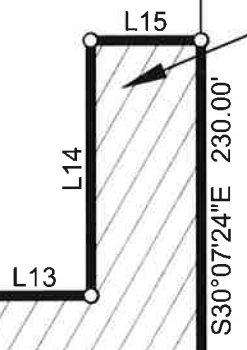
COMMERCE ST.
(70' RIGHT-OF-WAY)

LOTS 1-9 & 16-24, BLOCK 43
NORTH FORT
WORTH ADDITION
VOL. 63, PG. 149

TARRANT REGIONAL
WATER DISTRICT
(NOTICE OF LIS PENDENS)
INST. NO. D214078949

CALHOUN ST.
(70' RIGHT-OF-WAY)

3.4833 ACRES
151,733 SQ. FT.



MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 6)

RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	11/11/2024	061059016	8 OF 8

LEGAL DESCRIPTION

BEING a 0.0466 acre (2,030 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of a 20-foot alley as shown on the plat of North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "SPOONER & ASSOCIATES" cap found at the southeast corner of Lot 20, Block 40, said North Fort Worth Addition, and being in the intersection of the north line of the said 20-foot alley and the west right-of-way line of Calhoun Street, a 70-foot right-of-way;

THENCE South 30°07'24" East, along the said west right-of-way line, a distance of 10.00 feet to a point for corner, being the beginning of a non-tangent curve to the right with a radius of 660.00 feet, a central angle of 17°37'12", and a chord bearing and distance of South 68°16'26" West, 202.17 feet, from which a 1/2-inch iron rod with "BRITTON & CRAWFORD" cap found for the northeast corner of Lot 1-R, Block 29, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-129, Page 6, said Plat Records, and being in the intersection of the said west right-of-way line and the south right-of-way line of 7th Street, a 60-foot right-of-way, bears South 30°07'24" East, a distance of 788.21 feet;

THENCE in a southwesterly direction, departing the said west right-of-way line, and along the said non-tangent curve to the right, an arc distance of 202.97 feet to a point for corner in the east right-of-way line of Commerce Street, a 70-foot right-of-way, from which a 5/8-inch iron rod found for the southwest corner of Lot 1, Block 34, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 117, said Plat Records, and being in the intersection of the said east right-of-way line, and the north right-of-way line of said 7th Street bears South 30°07'24" East, a distance of 757.73 feet;

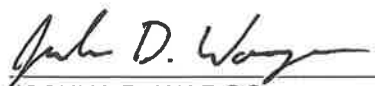
THENCE North 30°07'24" West, along the said east right-of-way line, a distance of 10.48 feet to a point for corner, being the southwest corner of Lot 1, said Block 40, North Fort Worth Addition, and being in the intersection of the said east right-of-way line and the said north line of the 20-foot alley, and being the beginning of a non-tangent curve to the left with a radius of 650.00 feet, a central angle of 17°53'58", and a chord bearing and distance of North 68°24'27" East, 202.24 feet;

THENCE in a northeasterly direction, along the north line of the said 20-foot alley and the south line of said Block 40, and along the said non-tangent curve to the left, an arc distance of 203.06 feet to the **POINT OF BEGINNING** and containing 2,030 square feet or 0.0466 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

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


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	11/11/2024	061059016	1 OF 2

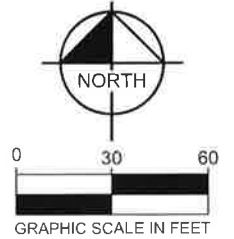
LOTS 1-9 & 12-20, BLOCK 40
NORTH FORT WORTH ADDITION
VOL. 63, PG. 149

TRACT 2
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699

P.O.B.

1/2" IRFC
"SPOONER & ASSOCIATES"

0.0466 ACRES
2,030 SQ. FT.



COMMERCE ST.
(70' RIGHT-OF-WAY)

20 ALLEY
VOL. 63, PG. 149

BLOCK E
NORTH FORT WORTH ADDITION
VOL. 63, PG. 149

TARRANT COUNTY
VOL. 619, PG. 627

CALHOUN ST.
(70' RIGHT-OF-WAY)

8TH ST.
(VARIABLE WIDTH RIGHT-OF-WAY)

1/2" IRFC "BRITTON & CRAWFORD"
NORTHEAST CORNER OF LOT 1-R, BLOCK
29 NORTH FORT WORTH ADDITION
VOL. 388-129, PG. 6

7TH ST.
(60' RIGHT-OF-WAY)

5/8" IRF
SOUTHWEST CORNER OF LOT 1, BLOCK 34,
NORTH FORT WORTH ADDITION
VOL. 204A, PG. 117

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°07'24"E	10.00'
L2	N30°07'24"W	10.48'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°37'12"	660.00'	202.97'	S68°16'26"W	202.17'
C2	17°53'58"	650.00'	203.06'	N68°24'27"E	202.24'

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000137529. A metes and bounds description of even survey date herewith accompanies this survey plat.

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

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RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	11/11/2024	061059016	2 OF 2

LEGAL DESCRIPTION

BEING a 0.0466 acre (2,029 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of a 20-foot alley as shown on the plat of North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with "SPOONER & ASSOCIATES" cap found at the southeast corner of Lot 20, Block 40, said North Fort Worth Addition, and being in the intersection of the north line of the said 20-foot alley and the west right-of-way line of Calhoun Street, a 70-foot right-of-way;

THENCE South 30°07'24" East, along the said west right-of-way line, a distance of 10.00 feet to the **POINT OF BEGINNING**;

THENCE South 30°07'24" East, continuing along the said west right-of-way line, a distance of 10.00 feet to a point for corner, being the northeast corner of Block E, said North Fort Worth Addition, and being in the intersection of the said west right-of-way line and the south line of the said 20-foot alley, and being the beginning of a non-tangent curve to the right with a radius of 670.00 feet, a central angle of 17°20'57", and a chord bearing and distance of South 68°08'41" West, 202.10 feet, from which a 1/2-inch iron rod with "BRITTON & CRAWFORD" cap found for the northeast corner of Lot 1-R, Block 29, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-129, Page 6, said Plat Records, and being in the intersection of the said west right-of-way line and the south right-of-way line of 7th Street, a 60-foot right-of-way, bears South 30°07'24" East, a distance of 778.21 feet;

THENCE in a southwesterly direction, along the south line of the said 20-foot alley and the north line of said Block E, and along the said non-tangent curve to the right, an arc distance of 202.87 feet to a point for corner, being the northwest corner of said Block E, and being in the intersection of the south line of the said 20-foot alley and the east right-of-way line of Commerce Street, a 70-foot right-of-way, from which a 5/8-inch iron rod found for the southwest corner of Lot 1, Block 34, North Fort Worth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204A, Page 117, said Plat Records, and being in the intersection of the said east right-of-way line, and the north right-of-way line of said 7th Street bears South 30°07'24" East, a distance of 747.27 feet;

THENCE North 30°07'24" West, along the said east right-of-way line, a distance of 10.46 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 660.00 feet, a central angle of 17°37'12", and a chord bearing and distance of North 68°16'26" East, 202.17 feet;

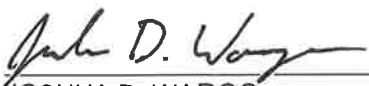
THENCE in a northeasterly direction, departing the said east right-of-way line, and along the said non-tangent curve to the left, an arc distance of 202.97 feet to the **POINT OF BEGINNING** and containing 2,029 square feet or 0.0466 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

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

**RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	11/11/2024	061059016	1 OF 2

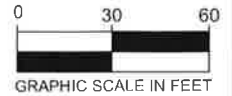
LOTS 1-9 & 12-20, BLOCK 40
NORTH FORT WORTH ADDITION
VOL. 63, PG. 149

TRACT 2
TARRANT REGIONAL
WATER DISTRICT
INST. NO. D211204699

0.0466 ACRES
2,029 SQ. FT.

P.O.C.

P.O.B.



1/2" IRFC
"SPOONER & ASSOCIATES"

COMMERCE ST.
(70' RIGHT-OF-WAY)

20 ALLEY
VOL. 63, PG. 149

BLOCK E
NORTH FORT WORTH ADDITION
VOL. 63, PG. 149

TARRANT COUNTY
VOL. 619, PG. 627

CALHOUN ST.
(70' RIGHT-OF-WAY)

8TH ST.
(VARIABLE WIDTH RIGHT-OF-WAY)

1/2" IRFC "BRITTON & CRAWFORD"
NORTHEAST CORNER OF LOT 1-R, BLOCK
29 NORTH FORT WORTH ADDITION
VOL. 388-129, PG. 6

7TH ST.
(60' RIGHT-OF-WAY)

5/8" IRF
SOUTHWEST CORNER OF LOT 1, BLOCK 34,
NORTH FORT WORTH ADDITION
VOL. 204A, PG. 117

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND

LINE TABLE

NO.	BEARING	LENGTH
L1	S30°07'24"E	10.00'
L2	S30°07'24"E	10.00'
L3	N30°07'24"W	10.46'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°20'57"	670.00'	202.87'	S68°08'41"W	202.10'
C2	17°37'12"	660.00'	202.97'	N68°16'26"E	202.17'

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000137529. A metes and bounds description of even survey date herewith accompanies this survey plat.

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

Joshua D. Wargo
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RIGHT-OF-WAY ABANDONMENT
FELIX MULLIKEN SURVEY
ABSTRACT NO. 1045
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley»Horn

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Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	CRG	JDW	11/11/2024	061059016	2 OF 2