

EXHIBIT "A"
ABANDONMENT OF A
PORTION OF NORTH SERVICE STREET
RIGHT-OF-WAY
Adjacent to Lot B-R, Block 1,
Western Hills Addition, Section 1
City of Fort Worth,
Tarrant County, Texas



Coombs Land Surveying, Inc.

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

BASIS OF BEARINGS: EAST RIGHT-OF-WAY
OF PHOENIX DRIVE AS SHOWN ON SURVEY
BY CBG SURVEYING TEXAS, LLC, DATED
DECEMBER 5, 2024.

LEGAL DESCRIPTION

BEING a portion of North Service Street right-of-way as dedicated by plat of Western Hills Addition, Section 1, recorded in Volume 388-5, Page 3 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

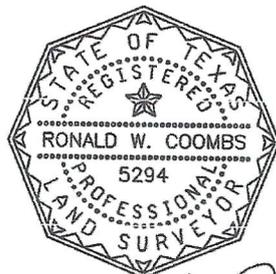
BEGINNING at a 1/2-inch iron rod found at the Southeast corner of Lot B-R, Block 1, Western Hills Addition, Section 1, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-15, Page 665 of the Plat Records of Tarrant County, Texas, lying in the West boundary line of Lot 1-R, Block 1, Broadmoor Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-93, Page 477 of the Plat Records of Tarrant County, Texas and lying in the North right-of-way line of North Service Street;

THENCE S 00° 44' 56" E, 45.40 feet along the West boundary line of said Lot 1-R to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North right-of-way line of Camp Bowie West Boulevard (U. S. Highway 580, a called 192-foot wide right-of-way) from which a 1/2-inch iron rod found at the Southwest corner of said Lot 1-R bears S 00° 44' 56" E, 1.23 feet;

THENCE N 83° 10' 20" W, 43.36 feet along the said North right-of-way line of Camp Bowie West Boulevard to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of aforesaid Lot C-R-1, lying N 06° 46' 35" E, 1.88 feet from a 5/8-inch iron rod found;

THENCE N 06° 46' 35" E, 45.00 feet along the East boundary line of said Lot C-R-1 to a 1/2-inch iron rod found at the most Southerly Southwest corner of aforesaid Lot B-R, lying in the aforesaid North right-of-way line of North Service Street;

THENCE S 83° 10' 20" E, 37.41 feet along the South boundary line of said Lot B-R with the said North right-of-way line of North Service Street to the PLACE OF BEGINNING, containing 0.042 acre (1,817 square feet) of land.



Ronald W. Coombs