

EXHIBIT "A"

"RIGHT-OF-WAY VACATION"

(St. Joseph Court)

BEING 0.643 of an acre of land, situated in the F. Richards Survey, Abstract No. 1297, City of Fort Worth, Tarrant County, Texas, and being all of the 57' wide Right-of-Way (R-O-W), for St. Joseph Court, between S. Main Street (variable width R-O-W), and BNSF Railway Company (variable width), including a 40' wide strip dedicated by the plat filed in Volume 63, Page 56, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and including a 17' wide strip dedicated by the plat filed in Cab. A, Slide 3086, P.R.T.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with broken cap, found at the intersection of the west R-O-W line of said BNSF Railway Company, with the northeast corner of R-O-W for said St. Joseph Court (57' in width), also being the southeast corner of Lot A-2-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 10768, P.R.T.C.T.;

THENCE S 21°22'35" W, along the east R-O-W line of said St. Joseph Court, and along the west R-O-W line of said BNSF Railway Company (variable width), a distance of 61.68 feet to the southeast corner of R-O-W for said St. Joseph Court, also being the northeast corner of Lot 1, Block 1R, Saint Helena Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12855, P.R.T.C.T.;

THENCE along the south R-O-W line of said St. Joseph Court, and along the north line of said Lot 1, Block 1R, Saint Helena Addition, the following courses, and distances;

S 89°25'48" W, a distance of 466.61 feet;

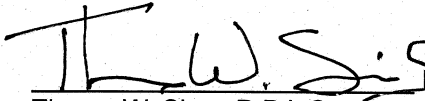
S 44°24'43" W, a distance of 14.13 feet to the most westerly southwest corner of R-O-W for said St. Joseph Court, also being the most westerly northwest corner of said Lot 1, Block 1R, Saint Helena Addition, and also being in the east R-O-W line of S. Main Street (variable width);

THENCE N 00°11'40" E, along the west R-O-W line of said St. Joseph Court, and along the east R-O-W line of said S. Main Street, at a distance of 67.36 feet passing a 1/2 inch iron rod found with cap stamped "Brittian & Crawford", and continuing in all, a distance of 77.32 feet to the northwest corner of R-O-W for said St. Joseph Court, also being the most westerly southwest corner of said Lot A-2-R;

THENCE along the north R-O-W line of said St. Joseph Court, and along the south line of said Lot A-2-R, Block T, Rosedale Addition, the following courses, and distances;

S 45°22'21" E, a distance of 14.25 feet;

N 89°25'48" E, a distance of 488.58 feet to the **POINT OF BEGINNING** and containing 27,995 square feet or 0.643 of an acre of land.

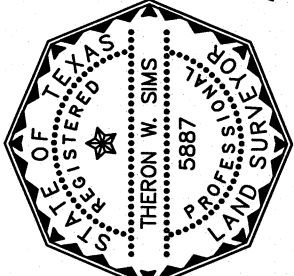

Feb 11, 2026
Theron W. Sims, R.P.L.S.
Texas Registration No. 5887



Surveyed on the ground in the month of Sept., 2022

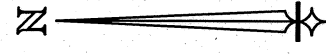
1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
 - b. Sketch



Theron W. Sims
Theron W. Sims, R.P.C.S.
 TEXAS REGISTRATION NO. 5887

Date: Feb. 11, 2026
 Surveyed on the ground in
 the month of Sept., 2022



SCALE 1"=60'

TARRANT CO. HOSPITAL DIST.
 VOL. 14007, PG. 232
 D.R.T.C.T.

LOT A-2-R, BLK. T
 ROSEDALE ADDITION
 CAB. A, SLIDE 10768
 P.R.T.C.T.

40' WIDE R-O-W DEDICATED BY
 VOL. 63, PG. 56, P.R.T.C.T.
 17' WIDE R-O-W DEDICATED BY
 CAB. A, SLIDE 3086, P.R.T.C.T.

(LINE FOR DIRECTIONAL CONTROL)
 N89°25'48"E, 488.58'

ST. JOSEPH COURT
 R-O-W PER VOL. 63, PG. 56 &
 CAB. A, SLIDE 3086, P.R.T.C.T.
 (27,995 S.F. OR 0.643 ACRES)

P.O.B.
 1/2" IRF WITH BROKEN
 CAP "CONTROL MON."

S. MAIN STREET
 (VARIABLE WIDTH R-O-W)

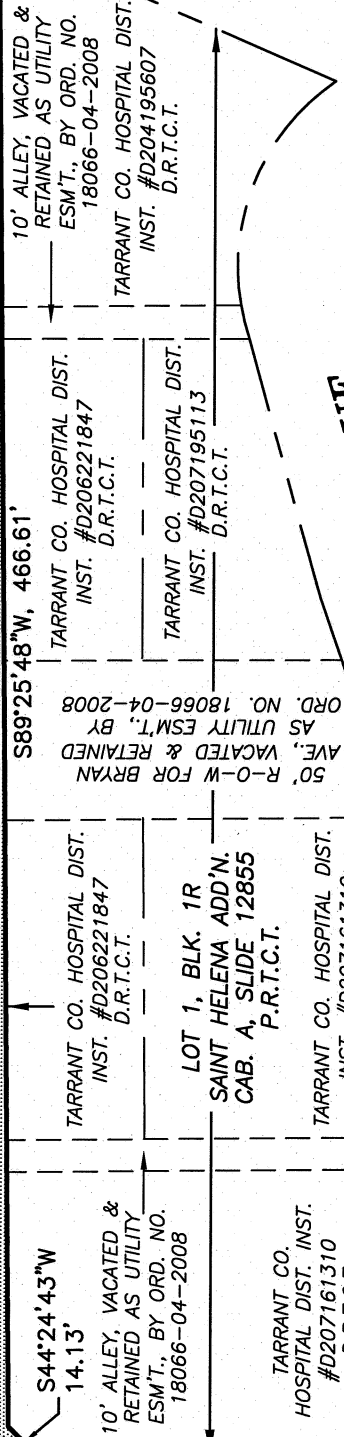


EXHIBIT "B"
RIGHT-OF-WAY VACATION

Situated in the F. Richards Survey, Abstract No. 1297,
 City of Fort Worth, Tarrant County, Texas.

teague nail & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.332.7756 fx
 www.tnpsc.com / TBPELS Registration No. 100116-00



T:\Projects\JPS23522\SUR-C3D\cad\survey\Vacations\0.643 Ac Vacation for St. Joseph Court.dwg

EXHIBIT "A"

"RIGHT-OF-WAY VACATION"

(Bryan Avenue and E. Morphy Street)

BEING 0.843 of an acre of land, situated in the F. Richards Survey, Abstract No. 1297, City of Fort Worth, Tarrant County, Texas, and being all of Bryan Avenue, between W. Magnolia Avenue (50' in width), and E. Morphy Street (60' in width), being dedicated as a 60' wide Right-of-Way (R-O-W), according to the plat filed in Volume 32, Page 382, Plat Records of Tarrant County, Texas (P.R.T.C.T.), including a 5'x5' R-O-W dedication, as filed in Instrument #D222129369, P.R.T.C.T., also being all of E. Morphy Street, between S. Main Street (variable width) and Bryan Avenue (60' in width), and being dedicated in parts totaling a 60' wide R-O-W, as filed in said Volume 32, Page 382, P.R.T.C.T., Volume 388-137, Page 82, and Volume 388-202, Page 95, P.R.T.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of Lot 2, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in said Volume 32, Page 382, P.R.T.C.T., also being in the intersection of the west line R-O-W line of said Bryan Avenue, with the south R-O-W line of said W. Magnolia Avenue, from which a 1/2 inch iron rod with cap stamped "Area Surveying", found in the south R-O-W line of said W. Magnolia Avenue, at the northwest corner of said Lot 2, also being the northeast corner of Lot 1, of said Block R, bears S 89°20'25" W, a distance of 100.00 feet;

THENCE N 89°20'25" E, passing over and across the R-O-W for said Bryan Avenue, along the south R-O-W line of said W. Magnolia Avenue, a distance of 65.00 feet to the northeast corner of R-O-W for said Bryan Avenue, also being the most northerly northwest corner of Lot 1-R, Block S, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D222129369, P.R.T.C.T.;

THENCE S 44°21'13" W, along the east R-O-W line of said Bryan Avenue, and along the northwest line of said Lot 1-R, Block S, a distance of 7.07 feet to the most westerly northwest corner of said Lot 1-R, Block S;

THENCE S 00°36'40" E, continuing along the east R-O-W line of said Bryan Avenue, passing along the east end of R-O-W for said E. Morphy Street, and continuing along the west line of said Lot 1-R, Block S, also passing along the most northerly west line of Lot A-1-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument # D222189469, P.R.T.C.T., a distance of 381.63 feet to the southeast corner of R-O-W for said E. Morphy Street, also being a re-entrant corner for said Lot A-1-R, Block T;

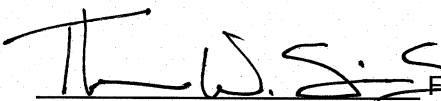
THENCE S 89°22'32" W, along the south R-O-W line of said E. Morphy Street, and along the most southerly north line of said Lot A-1-R, Block T, a distance of 312.34 feet to a southwest corner of R-O-W for said E. Morphy Street, also being a re-entrant corner for said Lot A-1-R, Block T;

THENCE N 00°45'56" E, along the west R-O-W line of said E. Morphy Street, and along an east line of said Lot A-1-R, Block T, a distance of 6.74 feet to a 1/2 inch iron rod found at the most westerly northeast corner of said Lot A-1-R, Block T, also being the intersection of the westerly R-O-W line of said E. Morphy Street, with the easterly R-O-W line of said S. Main Street, from which a 1/2 inch iron rod with cap stamped "RPLS 4701", found at the most westerly northwest corner of said Lot A-1-R, Block T, also being in the easterly R-O-W line of said S. Main Street, bears S 89°15'18" W, a distance of 18.15 feet;

THENCE N 49°32'30" E, along the westerly R-O-W line of said E. Morphy Street, and along the easterly R-O-W line of said S. Main Street, a distance of 83.40 feet to the southwest corner of Lot 3-R, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in said Volume 388-202, Page 95, P.R.T.C.T., also being the intersection of the north R-O-W line of said E. Morphy Street, with the east R-O-W line of said S. Main Street, from which a mag nail, found in the east R-O-W line of said S. Main Street, at the northwest corner of said Lot 3-R, Block R, also being the southwest corner of the remainder of said Lot 1, Block R, bears N 00°36'13" W, a distance of 192.40 feet;

THENCE N 89°10'49" E, along the north R-O-W line of said E. Morphy Street, and along the south line of said Lot 3-R, Block R, also passing along the south line of Lot 4-R, of said Block R, a distance of 188.27 feet to the southeast corner of said Lot 4-R, Block R, also being the intersection of the north R-O-W line of said E. Morphy Street, with the west R-O-W line of said Bryan Avenue;

THENCE N 00°37'58" W, along the west R-O-W line of said Bryan Avenue, and along the east line of said Lot 4-R, Block R, also passing along the east line of said Lot 2, Block R, a distance of 325.80 feet to the **POINT OF BEGINNING** and containing 36,710 square feet or 0.843 of an acre of land.


Feb. 11, 2026
Theron W. Sims, R.P.L.S.
Texas Registration No. 5887



Surveyed on the ground in the month of Sept., 2022

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
 - b. Sketch

NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface.

2) Integral parts of this survey:
 a. Legal Description
 b. Sketch

Theron W. Sims
 THERON W. SIMS, R.P.L.S.
 TEXAS REGISTRATION NO. 5887

Date: Feb. 11, 2026

Surveyed on the ground in the month of Sept., 2022



W. MAGNOLIA AVE.

(LINE FOR DIRECTIONAL CONTROL)

1/2" IRF (CONTROL MON.)

50' WIDE R-O-W PER VOL. 32, PG. 382 P.R.T.C.T.

S89°20'25"W, 100.00'

N89°20'25"E 65.00'

S44°21'13"W 7.07'

P.O.B.

TARRANT CO. HOSPITAL DIST.
 INST. #D202002463, D.R.T.C.T.

5'x5' R-O-W DEDICATED BY INST. #D222129369 P.R.T.C.T.

TARRANT CO. HOSPITAL DIST.
 INST. #D202002460 D.R.T.C.T.

TARRANT CO. HOSPITAL DIST.
 INST. #D201161231 D.R.T.C.T.

REMAINDER OF LOT 2, BLK. R ROSEDALE ADD'N. VOL. 32, PG. 382 P.R.T.C.T.

TARRANT CO. HOSPITAL DIST.
 INST. #D202002461 D.R.T.C.T.

LOT 1-R, BLK. S ROSEDALE ADDITION INST. #D222129369 P.R.T.C.T.

MAG NAIL FND.

REMAINDER OF LOT 1, BLK. R ROSEDALE ADD'N. VOL. 32, PG. 382 P.R.T.C.T.

TARRANT CO. HOSPITAL DIST.
 INST. #D204238906 D.R.T.C.T.

LOT 3-R, BLK. R ROSEDALE ADD'N. VOL. 388-202, PG. 95 P.R.T.C.T.

F. RICHARDS SURV. ABST. NO. 1297

LOT 4-R, BLK. R ROSEDALE ADD'N. VOL. 388-202, PG. 95 P.R.T.C.T.

TARRANT CO. HOSPITAL DIST.
 INST. #D202002462 D.R.T.C.T.

10'x10' P.O.S.E. ESM'T. INST. #D222129369 P.R.T.C.T.

PUBLIC ACCESS ESM'T. INST. #D222129369 P.R.T.C.T.

20'x20' P.O.S.E. 388-202, PG. 95 P.R.T.C.T.

20'x20' P.O.S.E. 388-202, PG. 95 P.R.T.C.T.

TARRANT CO. HOSPITAL DIST.
 INST. #D208296017 D.R.T.C.T.

S. MAIN STREET
 (VARIABLE WIDTH)

N00°36'13"W, 192.40'

N00°37'58"W, 325.80'

BRYAN AVENUE

60' WIDE R-O-W PER VOL. 32, PG. 382, P.R.T.C.T.

S00°36'40"E, 381.63'



SCALE 1"=50'

N89°10'49"E, 188.27'

E. MORPHY STREET

36,710 S.F. OR 0.843 ACRES

60' WIDE R-O-W TOTAL, PER VOL. 32, PG. 382, VOL. 388-137, PG. 82 & VOL. 388-202, PG. 95, P.R.T.C.T.

N00°45'56"E 6.74'

S89°22'32"W, 312.34'

FORMER MORPHY ST., VACATED BY ORD. NO. 8114 & RETAINED AS UTILITY ESM'T.

LOT A-1-R, BLK. T, ROSEDALE ADDITION INST. #D222189469, P.R.T.C.T.

EXHIBIT "B"

RIGHT-OF-WAY VACATION

Situated in the F. Richards Survey, Abstract No. 1297, City of Fort Worth, Tarrant County, Texas.



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SHEET 3 OF 3

JOB No. JPS 23522