

EXHIBIT "A"
ALLEY RIGHT-OF-WAY VACATION
0.0287 ACRES/1,250 SQ. FT.

BEING A 0.0287 ACRE (1,250 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SARAH GRAY JENNINGS SURVEY, ABSTRACT No. 844, TARRANT COUNTY, TEXAS AND BEING PART OF A 12.5 FOOT WIDE PUBLIC ALLEY IN BLOCK 18, JENNINGS WEST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN VOLUME 106, PAGE 29, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAID 0.0287 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°38'00.8". DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137453585

BEGINNING AT A 5/8" RED PLASTIC CAPPED IRON ROD FOUND (N: 6957524.28, E: 2325625.99) STAMPED "RPLS 1640" FOR THE NORTHEAST CORNER OF LOT 8 OF SAID BLOCK 18 AND BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF LEXINGTON STREET (60 FOOT PUBLIC RIGHT-OF-WAY, VOLUME 106, PAGE 29 OF SAID PLAT RECORDS) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 12.5 FOOT WIDE ALLEY, FROM WHICH AN "X" CUT FOUND IN CONCRETE BEARS NORTH 74°31'50" EAST, A DISTANCE OF 0.28 FEET AND AN "X" CUT FOUND IN CONCRETE BEARS NORTH 78°16'46" EAST, A DISTANCE OF 1.18 FEET;

THENCE, SOUTH 89°35'00" WEST, WITH THE COMMON NORTH LINE OF SAID LOT 8 AND SAID SOUTH RIGHT-OF-WAY LINE, AT 50.00 FEET PASSING A POINT FOR THE COMMON NORTHWEST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 7 OF SAID BLOCK 18, CONTINUING WITH THE COMMON NORTH BOUNDARY LINE OF SAID LOT 7 AND SAID SOUTH RIGHT-OF-WAY LINE, IN ALL A DISTANCE OF 100.00 FEET TO A 5/8" RED PLASTIC CAPPED IRON ROD FOUND (N: 6957523.56, E: 2325526.01) FOR THE NORTHWEST CORNER OF SAID LOT 7 AND BEING IN THE EAST BOUNDARY LINE OF LOT 1R, BLOCK 18, JENNINGS WEST ADDITION, AN ADDITION TO THE CITY OF FORT AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 2634 OF SAID PLAT RECORDS ;

THENCE, NORTH 00°29'01" WEST, WITH SAID EAST BOUNDARY LINE, A DISTANCE OF 12.50 FEET TO A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF SAID EAST BOUNDARY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 12.5 FOOT WIDE ALLEY;

THENCE, NORTH 89°35'00" EAST, WITH SAID NORTH RIGHT-OF-WAY LINE, AT 5 FEET PASSING A POINT FOR THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 18, CONTINUING WITH THE COMMON SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH BOUNDARY LINE OF SAID LOT 9, IN ALL A DISTANCE OF 100.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 9 AND BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE AFORESAID WEST RIGHT-OF-WAY LINE OF SAID LEXINGTON STREET;

THENCE, SOUTH 00°29'01" EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING AND BEING A 0.0287 ACRE OR 1,250 SQUARE FOOT TRACT OF LAND, MORE OR LESS.



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