

**LEGAL DESCRIPTION**  
**RIGHT-OF-WAY ABANDONMENT**

Exhibit "A"

**BEING** a 2.8504 acres (124,164 square foot) tract of land situated in the Joseph Turner Survey, Abstract No. 1500, City of Fort Worth, Tarrant County, Texas; said tract being part of Malvey Avenue (an 80-foot wide right-of-way), part of Littlepage Street (a 60-foot wide right-of-way) and part of a 16-foot wide alley, dedicated by the plat of Chamberlin Arlington Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 71 of the Plat Records of Tarrant County, Texas; and dedicated by the plat of Chamberlin Arlington Heights, 1st Filing, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 21 of said Plat Records; said tract being more particularly described as follows:

**BEGINNING** at a point at the intersection of the north line of said Malvey Avenue and the west right-of-way line of Halloran Street (a 60-foot wide right-of-way);

**THENCE** South 00°05'46" West, along the said west line of Halloran Street, a distance of 80.00 feet to a point for corner;

**THENCE** North 89°57'50" West, along the south line of said Malvey Avenue, a distance of 500.00 feet to a 1/2-inch iron rod found for corner in the east line of said Littlepage Street;

**THENCE** South 00°05'46" West, along the said east line of Littlepage Street, a distance of 125.00 feet to a point for corner;

**THENCE** North 89°57'50" West, departing the said east line of Littlepage Street, a distance of 60.00 feet to a 1/2-inch iron rod found for corner in the west line of said Littlepage Street;

**THENCE** North 00°05'46" East, along the said west line of Littlepage Street, a distance of 125.00 feet to a 1/2-inch iron rod found for corner in the said south line of Malvey Avenue;

**THENCE** North 89°57'50" West, along the said south line of Malvey Avenue, a distance of 500.00 feet to a point for corner in the east right-of-way line of Bryant Irvin Road (a 60-foot wide right-of-way);

**THENCE** North 00°05'46" East, along the said east line of Bryant Irvin Road, a distance of 80.00 feet to a point for corner in the said north line of Malvey Avenue;

**THENCE** South 89°57'50" East, along the said north line of Malvey Avenue, a distance of 500.00 feet to a 1/2-inch iron rod found for corner in the said west line of Littlepage Street;

**THENCE** North 00°05'46" East, along the said west line of Littlepage Street, a distance of 125.00 feet to a 1/2-inch iron rod found for corner in the south line of said 16-foot wide alley;

**RIGHT-OF-WAY ABANDONMENT  
PART OF MALVEY AVENUE, PART OF  
LITTLEPAGE STREET AND PART OF  
A 16-FOOT WIDE ALLEY  
JOSEPH TURNER SURVEY,  
ABSTRACT NO. 1500  
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	CDP	MCB	01/10/2022	061310600	1 OF 4

**THENCE** North 89°57'50" West, along the said south line of the 16-foot wide alley, a distance of 500.00 feet to a point for corner in the said east line of Bryant Irvin Road;

**THENCE** along the said east line of Bryant Irvin Road, the following three (3) calls:

North 00°05'46" East, a distance of 8.00 feet to a point for corner;  
South 89°57'50" east, a distance of 12.00 feet to a point for corner;  
North 00°05'46" East, a distance of 8.00 feet to a point for corner in the north line of said 16-foot wide alley;

**THENCE** South 89°57'50" East, along the said north line of the 16-foot wide alley, a distance of 488.00 feet to a point for corner in the said west line of Littlepage Street;

**THENCE** North 00°05'46" East, along the said west line of Littlepage Street, a distance of 125.00 feet to a 1/2-inch iron rod found for corner in the south right-of-way line of Calmont Avenue, an 80-foot wide right-of-way;

**THENCE** South 89°57'50" East, along the said south line of Calmont Avenue, a distance of 60.00 feet to a 1/2-inch iron rod found for corner at the intersection of the said south line of Calmont Avenue and the said east line of Littlepage Street;

**THENCE** South 00°05'46" West, along the said east line of Littlepage Street, a distance of 125.00 feet to a point for corner in the said north line of the 16-foot wide alley;

**THENCE** South 89°57'50" East, along the said north line of the 16-foot wide alley, a distance of 500.00 feet to a 1/2-inch iron rod found for corner in the said west line of Halloran Street;

**THENCE** South 00°05'46" West, along the said west line of Halloran Street, a distance of 16.00 feet to a point for corner in the said south line of the 16-foot wide alley;

**THENCE** North 89°57'50" West, along the said south line of the 16-foot wide alley, a distance of 500.00 feet to a point for corner in the said east line of Littlepage Street;

**THENCE** South 00°05'46" West, along the said east line of Littlepage Street, a distance of 125.00 feet to a 1/2-inch iron rod found for corner in the said north line of Malvey Avenue;

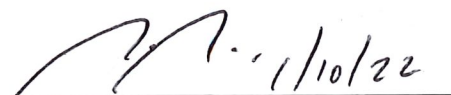
**THENCE** South 89°57'50" East, along the said north line of Malvey Avenue, a distance of 500.00 feet to the **POINT OF BEGINNING** and containing 124,164 square feet or 2.8504 acres of land, more or less.

**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 & 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  
PART OF MALVEY AVENUE, PART OF  
LITTLEPAGE STREET AND PART OF  
A 16-FOOT WIDE ALLEY  
JOSEPH TURNER SURVEY,  
ABSTRACT NO. 1500  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



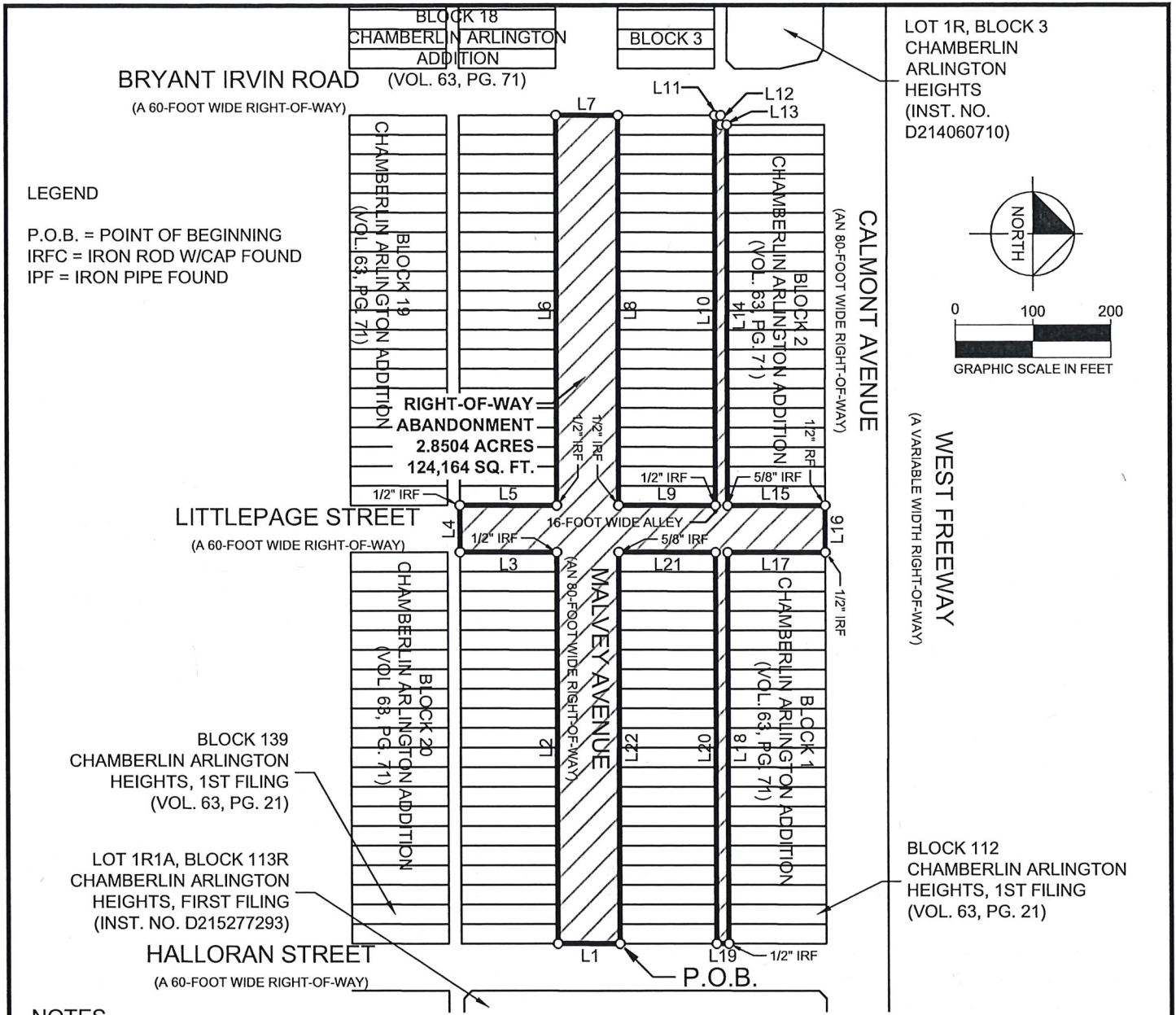
**Kimley»Horn**

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	CDP	MCB	01/10/2022	061310600	2 OF 4





**LEGEND**

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

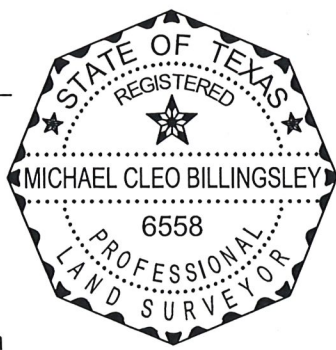
**NOTES**

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

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

**RIGHT-OF-WAY ABANDONMENT  
 PART OF MALVEY AVENUE, PART OF  
 LITTLEPAGE STREET AND PART OF  
 A 16-FOOT WIDE ALLEY  
 JOSEPH TURNER SURVEY,  
 ABSTRACT NO. 1500  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS**

*Michael C. Billingsley* 1/10/22  
**MICHAEL C. BILLINGSLEY**  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6558  
 801 CHERRY STREET,  
 UNIT 11 SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PH. 817-335-6511  
 michael.billingsley@kimley-horn.com



**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.
1" = 200'	CDP	MCB	01/10/2022	061310600	3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°05'46"W	80.00'
L2	N89°57'50"W	500.00'
L3	S00°05'46"W	125.00'
L4	N89°57'50"W	60.00'
L5	N00°05'46"E	125.00'
L6	N89°57'50"W	500.00'
L7	N00°05'46"E	80.00'
L8	S89°57'50"E	500.00'
L9	N00°05'46"E	125.00'
L10	N89°57'50"W	500.00'
L11	N00°05'46"E	8.00'
L12	S89°57'50"E	12.00'
L13	N00°05'46"E	8.00'
L14	S89°57'50"E	488.00'
L15	N00°05'46"E	125.00'
L16	S89°57'50"E	60.00'
L17	S00°05'46"W	125.00'
L18	S89°57'50"E	500.00'
L19	S00°05'46"W	16.00'
L20	N89°57'50"W	500.00'
L21	S00°05'46"W	125.00'
L22	S89°57'50"E	500.00'

RIGHT-OF-WAY ABANDONMENT  
PART OF MALVEY AVENUE, PART OF  
LITTLEPAGE STREET AND PART OF  
A 16-FOOT WIDE ALLEY  
JOSEPH TURNER SURVEY,  
ABSTRACT NO. 1500  
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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CDP	MCB	01/10/2022	061310600	4 OF 4