

PLOTTED BY: Adam Shaw ON: Thursday, May 09, 2019 AT: 6:48 AM FILEPATH: G:\Production\4000\004700\4738\001\Survey\Drawings\Vacations\B004738.001 Vacation Lubbock Avenue.dwg

METES AND BOUNDS DESCRIPTION

BEING a 0.7715 acre tract of land situated in the M.J. Arocha Survey, Abstract Number 2, Tarrant County, in the City of Fort Worth being a portion of Lubbock Avenue (60' wide) as shown on Lot 1R1, Block 4, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Document Number D218051013, Official Public Records of Tarrant County, Texas, as shown on Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484, Plat Records of Tarrant County, Texas and as shown on Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas; said 0.7715 acre tract of land being more particularly described as follows;

BEGINNING at a "Y" cut in concrete in the south right-of-way line of West Lowden Street (60' wide) and the east right-of-way line of said Lubbock Avenue for the northwest corner of said Block 6;

THENCE South 00 degrees 12 minutes 57 seconds East, departing the south right-of-way line of said West Lowden Street, with the east right-of-way line of said Lubbock Avenue, a distance of 549.65 feet to a found 3/8 inch iron rod for the common westerly corner of Lots 11 and 12, Block 20, said Prospect Heights;

THENCE South 89 degrees 47 minutes 08 seconds West, departing the east right-of-way line of said Lubbock Avenue and the west line of said Block 20, a distance of 60.58 feet to a point in the west right-of-way line of said Lubbock Avenue and in the east line of said Lot 1R1, Block 4;

THENCE North 00 degrees 20 minutes 05 seconds West, with the west right-of-way line of said Lubbock Avenue and the east line of said Lot 1R1, Block 4, a distance of 549.57 feet to a point for corner;

THENCE North 89 degrees 42 minutes 39 seconds East, a distance of 61.72 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.7715 acres (33,607 square feet) of land.

The basis of bearings describe herein is the Texas State Coordinate System, North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.

EXHIBIT 'A'

B004738.001

PAGE 1 OF 2

A drawing of even date accompanies this metes and bounds description.

APRIL 25, 2019



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

LUBBOCK AVENUE VACATION

**0.7715 ACRES
33,607 SQUARE FEET**

**CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

PLOTTED BY: Adam Shaw ON: Thursday, May 09, 2019 AT: 6:49 AM FILEPATH: G:\Production\4000\004700\4738\001\Survey\Drawings\Vacations\B004738.001 Vacation Lubbock Avenue.dwg

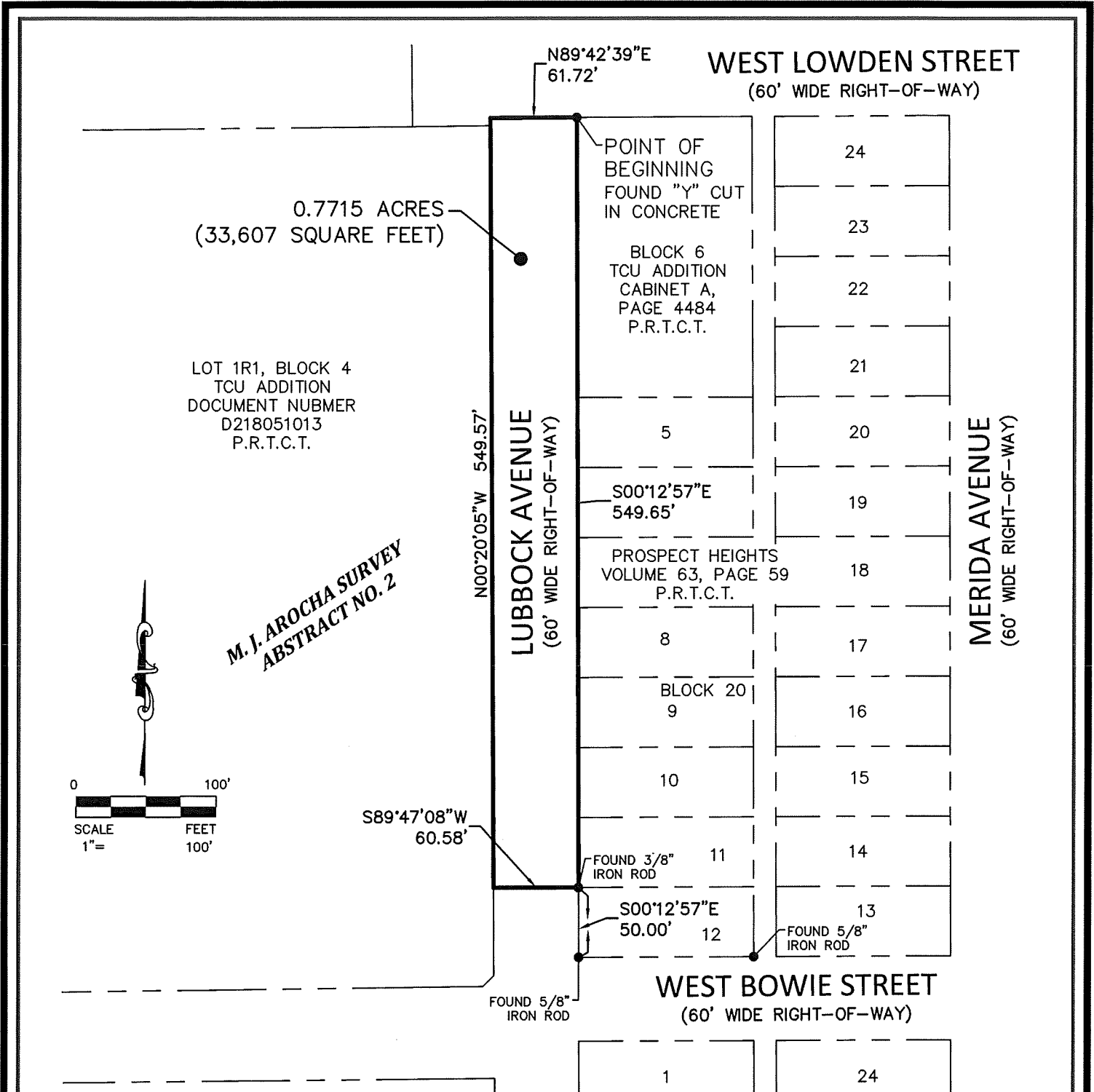


EXHIBIT 'B'

B004738.001

PAGE 2 OF 2

A metes and bounds description of even date accompanies this drawing.

APRIL 25, 2019



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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FIRM REGISTRATION 10098100

LUBBOCK AVENUE VACATION

0.7715 ACRES
33,607 SQUARE FEET

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING a 0.2020 acre tract of land situated in the M.J. Arocha Survey, Abstract Number 2, Tarrant County, in the City of Fort Worth being a portion of an alley as shown on Block 20, Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County and as shown on Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484, Plat Records of Tarrant County, Texas; said 0.2020 acre tract of land being more particularly described as follows;

COMMENCING at a found "Y" cut in concrete at the intersection of the south right-of-way line of West Lowden Street (60' wide) and the east right-of-way line of Lubbock Avenue (60' wide) for the northwest corner of said Block 6;

THENCE North 89 degrees 42 minutes 39 seconds East, with the south right-of-way line of said West Lowden Street and the north line of said Block 6, a distance of 125.00 feet to the POINT OF BEGINNING for the northeast corner of said Block 6;

THENCE North 89 degrees 42 minutes 39 seconds East, continuing along the south right-of-way line of said West Lowden Street, a distance of 16.00 feet to a point for the northwest corner of Lot 24, said Block 20;

THENCE South 00 degrees 12 minutes 57 seconds East, departing the south right-of-way line of said West Lowden Street, a distance of 549.84 feet to a point for the common west corner of Lots 13 and 14, said Block 20;

THENCE South 89 degrees 47 minutes 08 seconds West, a distance of 16.00 feet to a found 5/8 inch iron rod for the common east corner of Lots 11 and 12, said Block 20;

THENCE North 00 degrees 12 minutes 57 seconds West, a distance of 549.82 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.2020 acres (8,797 square feet) of land.

The basis of bearings describe herein is the Texas State Coordinate System, North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.

EXHIBIT 'A'

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PAGE 1 OF 2

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FIRM REGISTRATION 10098100

ALLEY VACATION

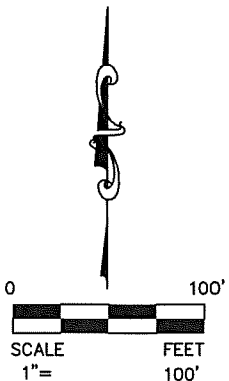
**BLOCK 20
PROSPECT HEIGHTS**

**0.2020 ACRES
8,797 SQUARE FEET**

**CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

PLOTTED BY: Adam Shaw ON: Thursday, May 09, 2019 AT: 6:46 AM FILEPATH: C:\Production\4000\004700\4738\001\Survey\Drawings\Vacations\B004738.001 Vacation Alley Block 20.dwg

PLOTTED BY: Adam Shaw ON: Thursday, May 09, 2019 AT: 6:47 AM FILEPATH: C:\Production\4000\004700\4738\001\Survey\Drawings\Vacations\8004738.001 Vacation Alley Block 20.dwg



LOT 1R1, BLOCK 4
TCU ADDITION
DOCUMENT NUMBER
D218051013
O.P.R.T.C.T.

**M. J. AROCHA SURVEY
ABSTRACT NO. 2**

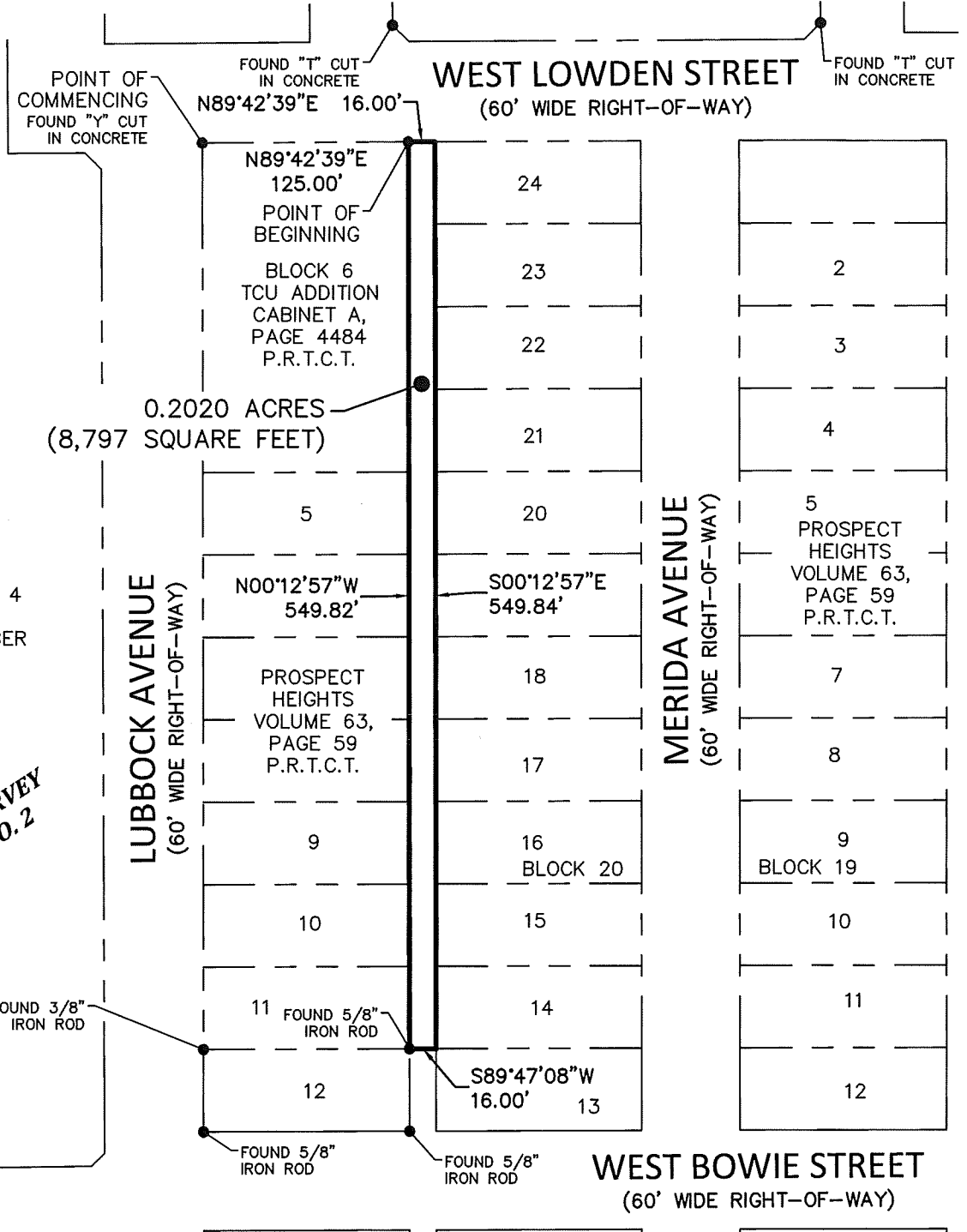


EXHIBIT 'B'

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PAGE 2 OF 2

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APRIL 25, 2019



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FIRM REGISTRATION 10098100

ALLEY VACATION

BLOCK 20
PROSPECT HEIGHTS

0.2020 ACRES
8,797 SQUARE FEET

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS