

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 1.00012 was used to scale grid coordinates and distances to surface.

2) Integral parts of this exhibit:
Sketch & Legal Description

LOT 11, BLK. 10
FRISCO HEIGHTS
VOL. 204-A, PG. 96
P.R.T.C.T.

LOT 10, BLK. 9
FRISCO HEIGHTS
VOL. 204-A, PG. 96
P.R.T.C.T.

LOT 9, BLK. 9
FRISCO HEIGHTS
VOL. 204-A, PG. 96
P.R.T.C.T.

LOT 12, BLK. 8,
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.

1/2" IRF WITH CAP STAMPED
"R.W. COOMBS RPLS 5294"
(CONTROL MON.)

REMAINDER OF LOT 9, BLK. 8
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.

REMAINDER OF LOT 10, BLK. 8
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.

LOT 11, BLK. 8,
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.

1/2" IRF
(CONTROL MON.)

P.O.C.

"X" CUT FND
IN CONC.

N89°37'55"E, 135.00'

LOT 18, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
MIYAMA MCCART LP
INST. #D217038307, D.R.T.C.T.

REMAINDER OF LOT 1, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
VOL. 16590, PG. 3, D.R.T.C.T.

CITY OF FORT WORTH
VOL. 3656, PG. 233
D.R.T.C.T.

LOT 17, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
INST. #D208425643, D.R.T.C.T.

REMAINDER OF LOT 2, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
VOL. 16590, PG. 3, D.R.T.C.T.

CITY OF FORT WORTH
VOL. 3598, PG. 151
D.R.T.C.T.

LOT 16, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
VILLAGE EAST STUDENT HOUSING LLC
INST. #D216265656, D.R.T.C.T.

REMAINDER OF LOT 3, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
VOL. 16590, PG. 3, D.R.T.C.T.

CITY OF FORT WORTH
VOL. 3805, PG. 429
D.R.T.C.T.

LOT 15, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
VILLAGE EAST STUDENT HOUSING LLC
INST. #D216265656, D.R.T.C.T.

REMAINDER OF LOT 4, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
VOL. 16590, PG. 3, D.R.T.C.T.

LOT 14, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
VILLAGE EAST STUDENT HOUSING LLC
INST. #D216265656, D.R.T.C.T.

REMAINDER OF LOT 5, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
VOL. 16590, PG. 3, D.R.T.C.T.

CITY OF FORT WORTH
VOL. 3805, PG. 429
D.R.T.C.T.

LOT 13, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
VILLAGE EAST STUDENT HOUSING LLC
INST. #D216265656, D.R.T.C.T.

REMAINDER OF LOT 6, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
VOL. 16590, PG. 3, D.R.T.C.T.

CITY OF FORT WORTH
(Deed not found)

LOT 12, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
BRITE DIVINITY SCHOOL
VOL. 10652, PG. 2196, D.R.T.C.T.

REMAINDER OF LOT 7, BLK. 15
FRISCO HEIGHTS
VOL. 204-A, PG. 96, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
VOL. 16590, PG. 3, D.R.T.C.T.

CITY OF FORT WORTH
VOL. 3805, PG. 429
D.R.T.C.T.

LOT 11-B, BLK. 15
PROSPECT HEIGHTS ADD'N.
VOL. 388-16, PG. 107, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
INST. #D216267292, D.R.T.C.T.

TEXAS CHRISTIAN UNIVERSITY
INST. #D216269117
D.R.T.C.T.

CITY OF FORT WORTH
VOL. 3583, PG. 313
D.R.T.C.T.

LOT 10-A, BLK. 15
PROSPECT HEIGHTS ADD'N.
VOL. 388-16, PG. 107, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
INST. #D216269117, D.R.T.C.T.

LOT 9-R, BLK. 15
FRISCO HEIGHTS
VOL. 388-79, PG. 57
P.R.T.C.T.

LOT 1-R, BLK. 3
PROSPECT HEIGHTS ADD'N.
VOL. 388-4, PG. 397, P.R.T.C.T.
TEXAS CHRISTIAN UNIVERSITY
INST. #D216269117, D.R.T.C.T.

59.40'

S89°37'55"W
10.00'

W. LOWDEN ST.

60' WIDE R-O-W

R-O-W VACATION

0.037 ACRES OF LAND

Being all of the area within a 10' wide alley being vacated between Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, Plat Records of Tarrant County, Texas (P.R.T.C.T.), Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., and Lots 10-A and 11-B, Block 15, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T.



teague nall & perkins

5237 N. Riverside Drive, Suite 100

Fort Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

www.tnppinc.com / TBPELS Registration No. 100116-00

JOB No. ACC 24155

SHEET 1 OF 2

R-O-W VACATION

BEING 0.037 of an acre of land containing all of the area within a 10' wide alley being vacated between Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, Plat Records of Tarrant County, Texas (P.R.T.C.T.), Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., and Lots 10-A and 11-B, Block 15, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of Lot 11, Block 8, of said Frisco Heights (Vol. 204-A, Pg. 96), also being the intersection of the east R-O-W line of Sandage Avenue (called 50' in width), with the north R-O-W line of W. Cantey Street (60' in width), from which a 1/2 inch iron with cap stamped “R.W. Coombs RPLS 5294”, found at the northwest corner of said Lot 11, also being the southwest corner of Lot 12, of said Block 8, Frisco Heights, and being in the east R-O-W line of said of Sandage Avenue, bears N 00°22'05” W, a distance of 50.00 feet;

THENCE S 00°22'05” E, passing over and across said W. Cantey Street, a distance of 60.00 feet to an “X” cut found in concrete at the northwest corner of Lot 18, of said Block 15, Frisco Heights, also being the intersection of the east R-O-W line of said Sandage Avenue, with the south R-O-W line of said W. Cantey Street;

THENCE N 89°37'55” E, along the south R-O-W line of said W. Cantey Street, and along the north line of said Lot 18, Block 15, Frisco Heights, also passing over and across a 10' wide alley, a distance of 135.00 feet to the northwest corner of Lot 1, of said Block 15, Frisco Heights, also being the intersection of the east line of said alley, with the south R-O-W line of W. Cantey Street;

THENCE S 00°22'05” E, along the west line of said Lots 7 thru 1, Block 15, Frisco Heights, and along the east line of said 10' wide alley, a distance of 350.00 feet to the northwest corner of said Lot 9-R, Block 15, Frisco Heights, for the **POINT OF BEGINNING** of the hereinafter described tract of land;

THENCE S 00°22'05” E, continuing along the east line of said 10' wide alley, and along the west line of said Lot 9-R, Block 15, Frisco Heights, a distance of 181.10 to the southwest corner of said Lot 9-R, Block 15, Frisco Heights, also being in the north R-O-W line of W. Lowden Street (60' in width), and being the intersection of the north R-O-W line of said W. Lowden Street, with the east line of said 10' wide alley;

THENCE S 89°37'55” W, along the south line of said 10' wide alley, and along the north R-O-W line of said W. Lowden Street, a distance of 10.00 feet to the southeast corner of said Lot 1-R, Block 3, Prospect Heights Addition, also being the intersection of the north R-O-W line of said W. Lowden Street, with the west line of said 10' wide alley;

THENCE N 00°22'05” W, along the west line of said 10' wide alley, and along the west line of said Lot 1-R, Block 3, Prospect Heights Addition, also passing along the east line of said Lots 10-A and 11-B, Block 15, Prospect Heights Addition, a distance of 141.18 feet to the east line of said Lot 11-B, Block 15, Prospect Heights Addition;

THENCE N 13°41'45” E, passing over and across said 10' wide alley, a distance of 41.15 feet to the **POINT OF BEGINNING** and containing 1,611 square feet or 0.037 of an acre of land.

R-O-W VACATION
0.037 ACRES OF LAND

Being all of the area within a 10' wide alley being vacated between Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, Plat Records of Tarrant County, Texas (P.R.T.C.T.), Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., and Lots 10-A and 11-B, Block 15, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T.



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