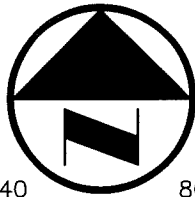


EXHIBIT 'A'



1" = 40'

**WILLIE STREET**

(A VARIABLE WIDTH RIGHT-OF-WAY)

**P.O.C.**

140.00'

N 89°41'06" E  
10.00'

S 00°10'35" E  
14.43'

"+" CUT IN  
CONCRETE  
FOUND

10-FOOT WIDE  
ALLEY VACATION  
1,177 SF  
(0.027 ACRES)

LOT 11R, BLOCK 1  
J.B. GRAY ADDITION  
(VOL. 388-149, PG. 83)

**P.O.B.**  
LOT 1  
FORT WORTH INDEPENDENT  
SCHOOL DISTRICT  
(DOC. NO. D219170075)

BLOCK 2  
WALTER WILLI ADDITION  
(VOL. 1013, PG. 7)  
(FILED JANUARY 4, 1928)

LOT 2  
FORT WORTH INDEPENDENT  
SCHOOL DISTRICT  
(DOC. NO. D215140647)

LOT 3  
FORT WORTH INDEPENDENT  
SCHOOL DISTRICT  
(DOC. NO. D215140656)

FUTURE 16-FOOT ALLEY  
DEDICATION BY REPLAT

EXISTING 10-FOOT  
UNIMPROVED ALLEY  
(VOL. 1013, PG. 7)

LOT 4  
DOROTHY MENEFFEE LISTER  
(DOC. NO. D217106830)

$\Delta = 32^{\circ}57'25"$   
R=25.00'  
L=14.38'  
T=7.40'  
CB=S 44°39'35" W  
CD=14.18'

FUTURE 3-FOOT ALLEY  
DEDICATION BY REPLAT

**DILLARD STREET**

(A 50' RIGHT-OF-WAY)

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

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 1/10/20.

Robert W. Bryan Date  
Registered Professional  
Land Surveyor No. 5508

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas State Plane Coordinate System – NAD 83(2011), North Central Zone 4202, based on observations made on June 25, 2019 with a combined scale factor of 1.00012.

**10-FOOT WIDE  
ALLEY VACATION**

ADJACENT TO LOTS 1-3, AND PART OF BLOCK 2, WALTER WILLI ADDITION LOCATED IN THE CITY OF FORT WORTH, TEXAS AND BEING OUT OF THE DANIEL DULANY SURVEY, ABSTRACT NO. 411, TARRANT COUNTY, TEXAS  
PAGE 2 OF 2



4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
AMB	RWB	1"=40'	01/02/2020	3613-19.279

RBRyan 1/10/2020 3:58 PM M:\DWG-36\3613-19.279\DWG\SURVEY C3D 2018\3613-19.279 ALLEY VACATION VERSION2.DWG

**“EXHIBIT A”**  
**10-FOOT WIDE ALLEY VACATION**  
1,177 Square Feet  
Part of Block 2, Walter Willi Addition  
Daniel Dulaney Survey, Abstract No. 411  
*City of Fort Worth, Tarrant County, Texas*

**DESCRIPTION**, of a 1,177 square foot tract of land situated in the Daniel Dulany Survey, Abstract No. 411, City of Fort Worth, Tarrant County, Texas; said tract being a portion of a 10-foot wide alley in Block 2, Walter Willi Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 1013, Page 7, of the Plat Records of Tarrant County, Texas; said 1,177 square foot tract being more particularly described as follows (Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83(2011), North Central Zone 4202, based on observations made on June 25, 2019 with a combined scale factor of 1.00012):

**COMMENCING**, at an “+” cut found in concrete sidewalk at the northeast corner of Lot 1, in said Block 2, Walter Willi Addition, point being at the intersection of the south right-of-way line of Willie Street (a variable width right-of-way) and the west right-of-way line of Dillard Street (a 50-foot right-of-way);

**THENCE**, South 89 degrees, 49 minutes, 25 seconds West, along the north line of said Lot 1 and said south line of Willie Street, a distance of 140.00 feet to a point for the northwest corner of said Lot 1;

**THENCE**, South 00 degrees, 10 minutes, 35 seconds East, departing said south line of Willie Street and along the east line of said 10-foot wide alley and the west line of said Lot 1, a distance of 14.43 feet to the POINT OF BEGINNING;

**THENCE**, South 00 degrees, 10 minutes, 35 seconds East, continuing along said east line of 10-foot alley and said west line of Lot 1, and joining the west line of Lot 2 and Lot 3 in said Block 2, a distance of 113.64 feet to a point for corner;

**THENCE**, along a curve to the left and departing the said east line of 10-foot alley and crossing said 10-foot wide alley, having a central angle of 32 degrees, 57 minutes, 25 seconds, a radius of 25.00 feet, a chord bearing and distance of South 44 degrees, 39 minutes, 35 seconds West, 41.18 feet, an arc distance of 14.38 feet to a point for corner in the west line of said 10-foot wide alley and the east line of Lot 11R, Block 1, J. B. Gray Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-149, Page 83 of said Plat Records;

**THENCE**, North 00 degrees, 10 minutes, 35 seconds West, along the said west line of 10-foot alley and said east line of said Lot 11R, a distance of 123.67 feet to a point for the northeast corner of said Lot 11R;

**THENCE**, North 89 degrees, 41 minutes, 06 seconds East, departing said west line of 10-foot alley and crossing said 10-foot alley a distance of 10.00 feet to the **POINT OF BEGINNING** and **CONTAINING**: 1,177 square feet or 0.027 of an acre of land, more or less.

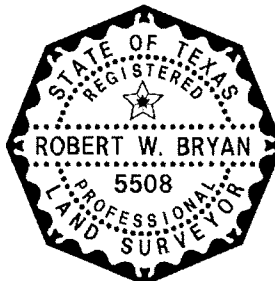
*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the vacation tract described.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 01-15-2020

Robert W. Bryan \_\_\_\_\_ Date  
Registered Professional Land Surveyor No. 5508  
Pacheco Koch, LLC  
4060 Bryant Irvin Road, Fort Worth TX 76109  
(817) 412-7155  
TX Reg. Surveying Firm LS-10193824



3613-19.279 10-ft Alley Vacation VERSION2.doc