

EXHIBIT A

Page 1 of 4

**60' WIDE STREET
RIGHT-OF-WAY ABANDONMENT
21,583 Sq. Ft./0.496 Acres
Crawford Street of Rosedale Addition
Franklin Richards Survey, Abstract No. 1297
City of Fort Worth, Tarrant County, Texas**

BEING a 0.496 acre strip of land situated in the City of Fort Worth, in the Franklin Richards Survey, Abstract No. 1297 of Tarrant County, Texas and being the remaining portion of a 60' wide right-of-way of Crawford Street, originally dedicated between Blocks S and T of Rosedale Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof, recorded in Volume 32, Page 382, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a mag nail with a steel washer, stamped "RPLS 4701", found at the intersection of the south right-of-way line of E. Magnolia Avenue (50' wide right-of-way) and the east right-of-way line of Crawford Street (60' wide right-of-way) for the northwest corner of Lot 1R, Block T of Rosedale Addition, an addition to the City of Fort Worth, according to the replat thereof, recorded in Volume 388-137, Page 82, P.R.T.C.T.;

THENCE: South 00 deg. 40 min. 04 sec. East, departing from said E. Magnolia Avenue, along the common line of said Crawford Street and Lot 1R, Block T, a distance of 294.50 feet to an "X" found carved in concrete for the southwest corner of said Lot 1R, Block T and same being the northwest corner of Lot 2R, Block T of the above described replat of Rosedale Addition (Volume 388-137, Page 82);

THENCE: South 00 deg. 37 min. 42 sec. East, continuing along the common line of said Crawford Street and Lot 2R, Block T, a distance of 83.99 feet to a point for the southwest corner of said Lot 2R, Block T, on the north line of Lot A-1, Block T of Rosedale Addition, an addition to the City of Fort Worth, according to the replat thereof, recorded in Cabinet A, Slide 3086, P.R.T.C.T. and said point being the beginning of a non-tangent curve to the right, having a radius of 60.00 feet, a central angle of 55 deg. 57 min. 10 sec. and a chord that bears North 67 deg. 45 min. 06 sec. West - 56.29 feet;

THENCE: Along the common line of said Lot A-1, Block T and said Crawford Street and with said curve to the right, an arc distance of 58.59 feet to a point for the most northerly northeast corner of said Lot A-1, Block T, on the south line of Lot 4R, Block S of Rosedale Addition, an addition to the City of Fort Worth, according to the replat thereof, recorded in Volume 388-137, Page 78, P.R.T.C.T.;

THENCE: North 89 deg. 24 min. 16 sec. East, departing from said Lot A-1, Block T, along the common line of Crawford Street and said Lot 4R, Block S, a distance of 21.56 feet to an "X" found carved in concrete for the most southerly southeast corner of said Lot 4R, Block S;

THENCE: North 00 deg. 05 min. 33 sec. West, continuing along the common line of Crawford Street and said Lot 4R, Block S, a distance of 22.27 feet to an "X" found carved in concrete for the most northerly southeast corner of said Lot 4R, Block S;

THENCE: North 89 deg. 32 min. 45 sec. West, continuing along said common line, a distance of 30.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for an inside ell corner of said Lot 4R, Block S;

THENCE: North 00 deg. 38 min. 51 sec. West, continuing along the west right-of-way line of Crawford Street and the east line of said Lot 4R, Block S, at a distance of 134.00 feet, passing the northeast corner of said Lot 4R, Block S and the southeast corner of Lot 2, Block S of the above described Rosedale Addition recorded in Volume 32, Page 382, P.R.T.C.T. and continuing along the west right-of-way line of Crawford Street and east line of said Lot 2, Block S for a total distance of 334.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found at the intersection of the west right-of-way line of said Crawford Street and the south right-of-way line of the above mentioned E. Magnolia Avenue, for the northeast corner of said Lot 2, Block S;

THENCE: North 89 deg. 35 min. 11 sec. East, across said Crawford Street with the projected south line of said E. Magnolia Avenue, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 21,583 square feet or 0.496 acres of land.

Note:

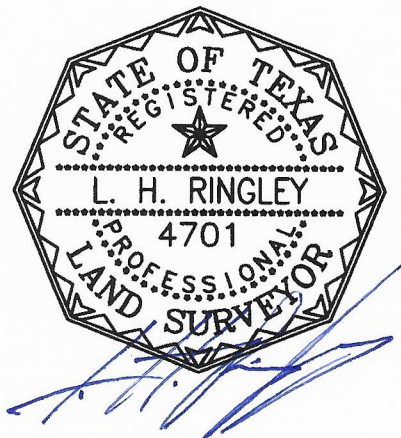
The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the StarNET RTK Network and is also referenced to City of Fort Worth Monuments #8775 and #8840, Texas State Plane Coordinates, NAD83, North Central Zone (4202).

An Easement Exhibit of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,
This 8th Day of March, 2022.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55°57'10"	60.00'	58.59'	N 67°45'06" W	56.29'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°40'04" E	294.50'
L2	S 00°37'42" E	83.99'
L3	N 89°24'16" E	21.56'
L4	N 00°05'33" W	22.27'
L5	N 89°32'45" W	30.00'
L6	N 00°38'51" W	334.00'
L7	N 89°35'11" E	60.00'

E. MAGNOLIA AVENUE

(50' Wide Right-of-way)
Vol. 32, Pg. 382 ~ P.R.T.C.T.

20'x20' PUBLIC
OPEN SPACE EASEMENT
Vol. 388-137, Pg. 82
D.R.T.C.T.

P.O.B.

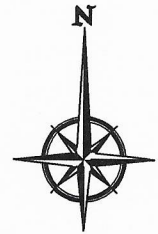
Mag Nail Found with a
steel washer stamped
"RPLS 4701" (CM)

TARRANT COUNTY HOSPITAL DISTRICT
(Tract 3)
Inst. No. D199185277
D.R.T.C.T.

LOT 1R, BLOCK T
ROSEDALE ADDITION
Vol. 388-137, Pg. 82
P.R.T.C.T.

LEGEND

- P.O.B. = Point of Beginning
- Inst. = Instrument
- Cab. = Cabinet
- Vol. = Volume
- Pg. = Page
- Sl. = Slide
- D.R.T.C.T. = Deed Records, Tarrant County, Texas
- P.R.T.C.T. = Plat Records, Tarrant County, Texas
- CIRF = 1/2" Iron Rod Found with red plastic cap, stamped "RPLS 4701"
- XIC = "X" in Concrete
- CM = Controlling Monument



Scale: 1"=60'



EXHIBIT A

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**60' WIDE RIGHT-OF-WAY
ABANDONMENT**
21,583 Sq. Ft./0.496 Acres
CRAWFORD STREET
of
ROSEDALE ADDITION
situated in
Franklin Richards Survey, A-1297
City of Fort Worth, Tarrant County, Texas

REFERENCE BEARING:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the StarNET RTK Network and is also referenced to City of Fort Worth Monuments #8775 and #8840. Texas State Plane Coordinates, NAD83, North Central Zone (4202).

A metes & bounds description of equal date accompanies this Easement Exhibit.

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale
Mark Hoak	03/08/2022	1" = 60'
Job	Title	Sheet
2021008	2021008-EX-ABN5.DWG	3 of 3

