

# EXHIBIT 'A'

BEING a 3.398 acre, 148,016 square feet tract of land situated in the Hays Covington Survey, Abstract Number 256, Tarrant County, Texas, City of Fort Worth, being a portion of Lot 1R, Block 1R, All Saints Episcopal School Addition, Document Number 204222703, Official Public Records of Tarrant County, Texas, a portion of Block 1, Western Crossroads, Volume 388-180, Pages 99-100, Plat Records of Tarrant County, and the tract of land described in the Dedication Deed to the City of Fort Worth recorded in Volume 13235, Page 201, Deed Records of Tarrant County, Texas said 3.398 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for southeast corner of said Block 1, Western Crossroads for the beginning of a curve to the left having a radius of 1,169.96 feet;

Southwesterly along said curve to the left through a central angle of 04° 26' 07" an arc distance of 90.57 feet with a chord bearing of South 12° 11' 24" West and a chord distance of 90.54 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set in the westerly right-of-way line of Alameda Street, a 40 foot right of way, as dedicated in said Western Crossroads for the end of said curve;

THENCE with the southwesterly line of a right-of-way clip dedicated in said Lot 1R, Block 1R, All Saints Episcopal School Addition North 33° 26' 35" West a distance of 14.47 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set in the southerly right-of-way line of North Normandale Street, a variable width right-of-way, as dedicated in said Western Crossroads and the northerly line of said Lot 1R, Block 1R, All Saints Episcopal School Addition;

THENCE with the southerly right-of-way line of North Normandale Street and the most easterly north line of said Lot 1R, Block 1R, All Saints Episcopal School Addition the following:

North 77° 06' 13" West a distance of 262.08 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 968.41 feet;

Northwesterly along said curve to the left through a central angle of 20° 11' 46" an arc distance of 341.35 feet with a chord bearing of North 87° 12' 05" West and a chord distance of 339.59 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve and the beginning of a curve to the left having a radius of 1,066.00 feet;

Southwesterly along said curve to the left through a central angle of 13° 01' 20" an arc distance of 242.28 feet with a chord bearing of South 76° 11' 23" West and a chord distance of 241.76 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve and the beginning of a curve to the left having a radius of 905.63 feet;

Southwesterly along said curve to the left through a central angle of 15° 43' 20" an arc distance of 248.51 feet with a chord bearing of South 61° 49' 03" West and a chord distance of 247.73 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

South 53° 57' 24" West a distance of 129.62 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set;

South 36° 02' 36" East a distance of 15.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set;

South 53° 57' 24" West a distance of 64.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set;

Continued...

NOTES: The basis of bearings for this Easement is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum Of 1983.

B008722.001 SEPTEMBER 30, 2025

PAGE 1 OF 6

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

**RIGHT OF WAY VACATION**  
BEING 3.398 ACRES OR 148,016 SQUARE FEET



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SITUATED IN THE  
HAYS COVINGTON SURVEY  
ABSTRACT NO. 256  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

# EXHIBIT 'A'

Continued...

North 36° 02' 36" West a distance of 15.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set;  
South 53° 57' 24" West a distance of 215.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the beginning of a curve to the right having a radius of 1,251.29 feet;

Southwesterly along said curve to the left through a central angle of 03° 41' 29" an arc distance of 80.61 feet with a chord bearing of South 55° 48' 08" West and a chord distance of 80.60 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

South 57° 38' 53" West a distance of 13.19 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the beginning of a curve to the left having a radius of 1,231.29 feet;

Southwesterly along said curve to the left through a central angle of 03° 41' 35" an arc distance of 79.36 feet with a chord bearing of South 55° 48' 08" West and a chord distance of 79.35 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

South 53° 57' 24" West a distance of 90.18 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the northeast corner of said City of Fort Worth tract and the beginning of a curve to the left having a radius of 40.00 feet;

THENCE with the southerly right-of-way line of North Normandale Street, the most easterly north line of said Lot 1R, Block 1R, All Saints Episcopal School Addition, and the southerly line of said City of Fort Worth tract the following:

Southwesterly along said curve to the left through a central angle of 49° 52' 33" an arc distance of 34.82 feet with a chord bearing of South 29° 01' 08" West and a chord distance of 33.73 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve and the beginning of a curve to the right having a radius of 50.00 feet;

Southwesterly along said curve to the right through a central angle of 118° 47' 02" an arc distance of 103.66 feet with a chord bearing of South 63° 28' 05" West and a chord distance of 86.07 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the west corner of said City of Fort Worth tract, in the most easterly north line of said Lot 1R, Block 1R, All Saints Episcopal School Addition, and the end of said curve;

THENCE with the southerly right-of-way line of North Normandale Street and the most easterly north line of said Lot 1R, Block 1R, All Saints Episcopal School Addition South 53° 57' 24" West a distance of 28.43 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the common southwest corner of North Normandale Street, and an interior corner of said Lot 1R, Block 1R, All Saints Episcopal School Addition;

THENCE with the west line of North Normandale Street, and the most northerly east line of said Lot 1R, Block 1R, All Saints Episcopal School Addition North 00° 06' 33" East a distance of 84.22 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the southwest corner of said Block 1, Western Crossroads, and the northwest corner of North Normandale Street;

THENCE with the common northerly right-of-way line of North Normandale Street and the southerly line of said Block 1, Western Crossroads the following:

Continued...

NOTES: The basis of bearings for this Easement is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum Of 1983.

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PAGE 2 OF 6

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HAYS COVINGTON SURVEY  
ABSTRACT NO. 256  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

# EXHIBIT 'A'

Continued...

North 53° 57' 24" East a distance of 185.16 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 1,231.29 feet;

Northeasterly along said curve to the right through a central angle of 03° 41' 28" an arc distance of 79.32 feet with a chord bearing of North 52° 06' 39" East and a chord distance of 79.31 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

North 50° 15' 55" East a distance of 13.19 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the beginning of a curve to the right having a radius of 1,251.29 feet;

Northeasterly along said curve to the right through a central angle of 03° 41' 29" an arc distance of 80.61 feet with a chord bearing of North 52° 06' 39" East and a chord distance of 80.60 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

North 53° 57' 24" East a distance of 215.00 feet to a set 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc";

North 36° 02' 36" West a distance of 15.00 feet to a set 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc";

North 53° 57' 24" East a distance of 64.00 feet to a set 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc";

South 36° 02' 36" East a distance of 15.00 feet to a 1/2 inch iron rod found;

North 53° 57' 24" East a distance of 86.16 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the beginning of a curve to the right having a radius of 979.62 feet;

Northeasterly along said curve to the right through a central angle of 15° 43' 20" an arc distance of 268.81 feet with a chord bearing of North 61° 49' 03" East and a chord distance of 267.97 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

North 69° 40' 43" East a distance of 43.46 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the beginning of a curve to the right having a radius of 1,134.00 feet;

Northeasterly along said curve to the right through a central angle of 13° 01' 20" an arc distance of 257.73 feet with a chord bearing of North 76° 11' 22" East and a chord distance of 257.18 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

North 82° 42' 02" East a distance of 33.69 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the beginning of a curve to the right having a radius of 1,042.40 feet;

Southeasterly along said curve to the right through a central angle of 20° 11' 45" an arc distance of 367.43 feet with a chord bearing of South 87° 12' 06" East and a chord distance of 365.53 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc" set for the end of said curve;

South 77° 06' 13" East a distance of 237.28 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 3.398 acres (148,016 square feet) of land.

NOTES: The basis of bearings for this Easement is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum Of 1983.

B008722.001

SEPTEMBER 30, 2025

PAGE 3 OF 6

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

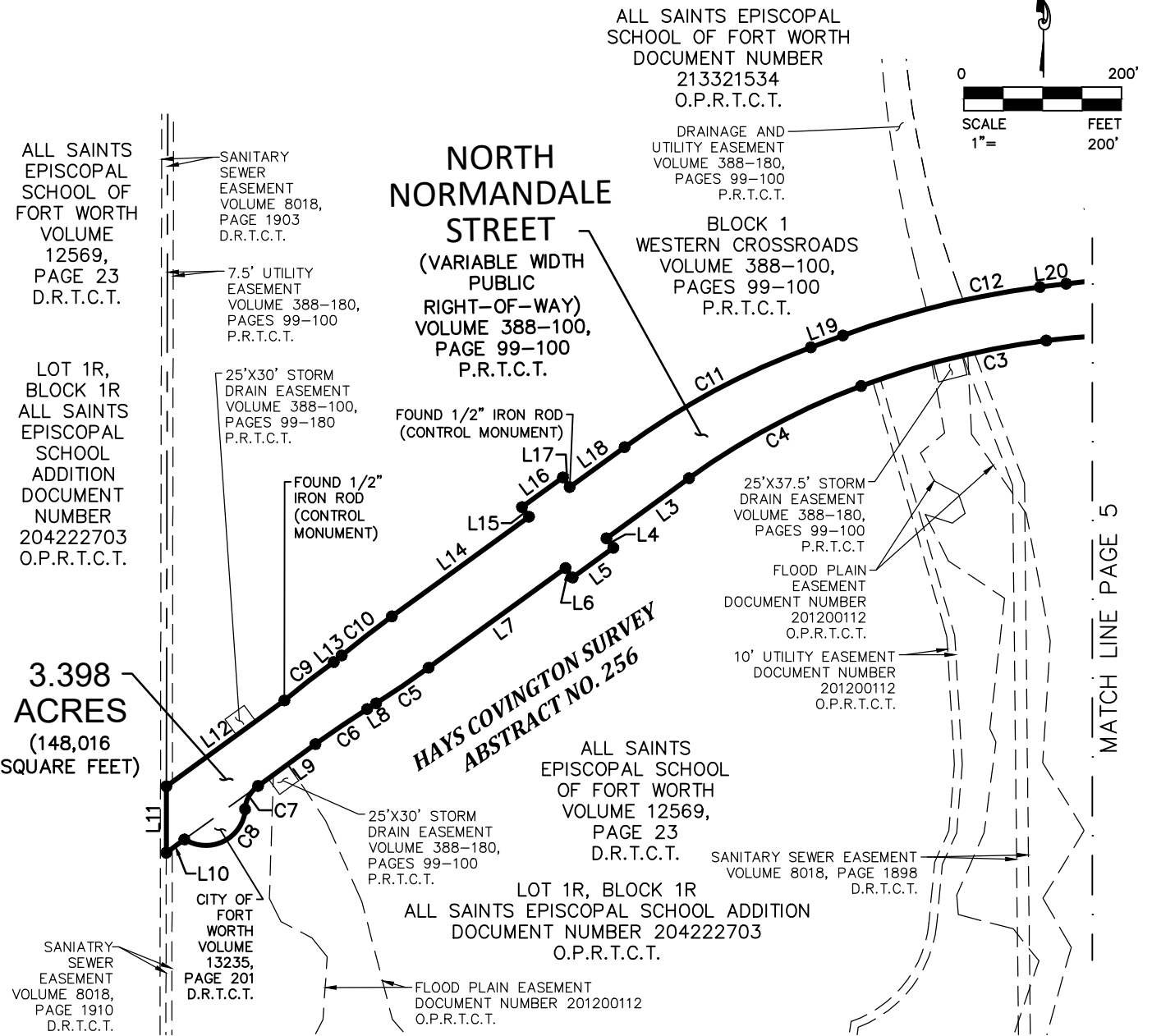


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FEET

SITUATED IN THE  
HAYS COVINGTON SURVEY  
ABSTRACT NO. 256  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

# EXHIBIT 'A'



● = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET UNLESS OTHERWISE NOTED

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS,

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

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B008722.001

SEPTEMBER 30, 2025

PAGE 4 OF 6

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

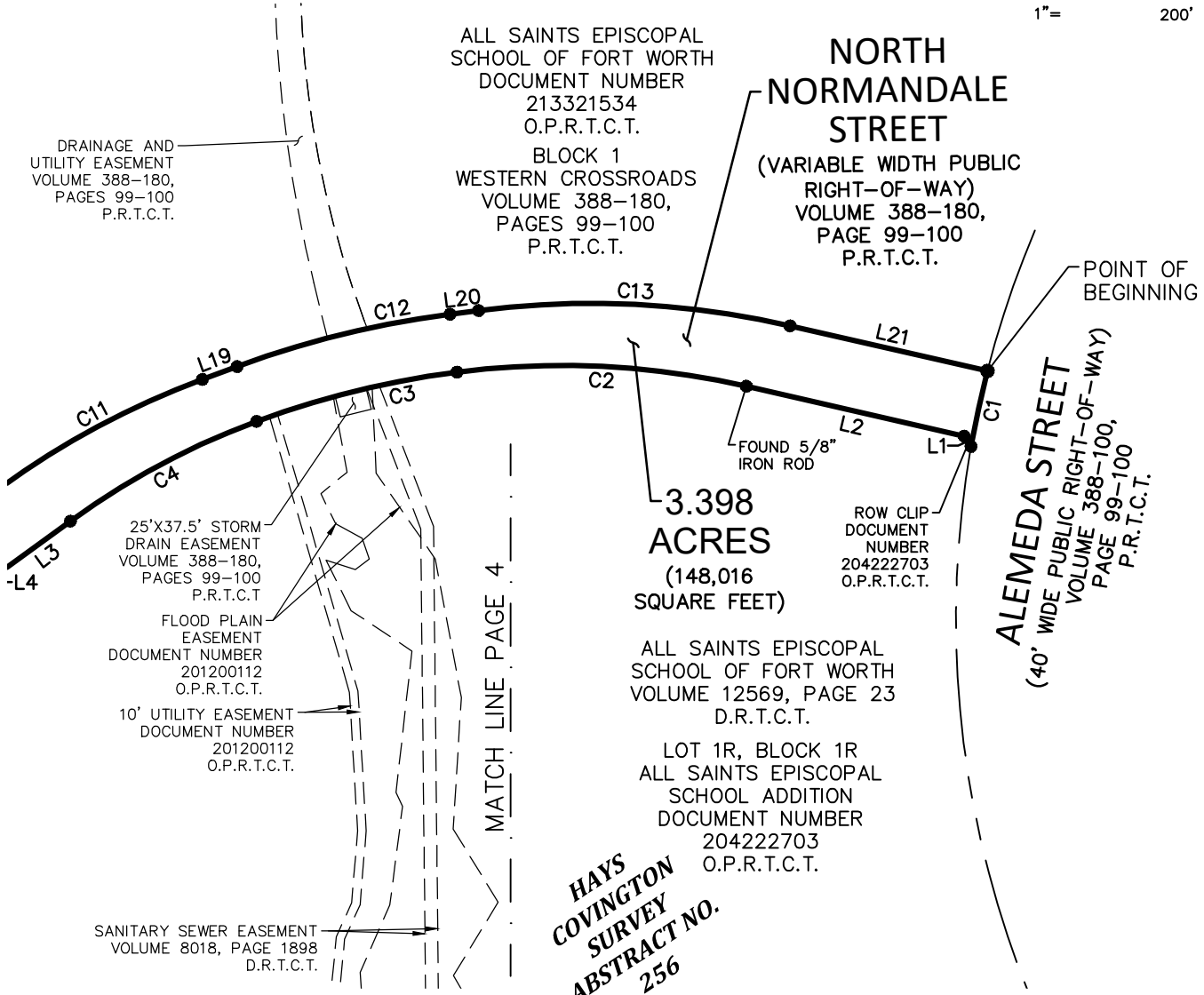
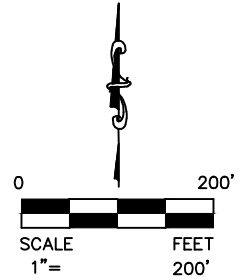
**RIGHT OF WAY VACATION**  
BEING 3.398 ACRES OR 148,016 SQUARE FEET



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ABSTRACT NO. 256  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT 'A'



ALL SAINTS EPISCOPAL  
SCHOOL OF FORT WORTH  
DOCUMENT NUMBER  
213321534  
O.P.R.T.C.T.  
BLOCK 1  
WESTERN CROSSROADS  
VOLUME 388-180,  
PAGES 99-100  
P.R.T.C.T.

**NORTH  
NORMANDALE  
STREET**  
(VARIABLE WIDTH PUBLIC  
RIGHT-OF-WAY)  
VOLUME 388-180,  
PAGE 99-100  
P.R.T.C.T.

**ALEMEDA STREET**  
(40' WIDE PUBLIC RIGHT-OF-WAY)  
VOLUME 388-100,  
PAGE 99-100  
P.R.T.C.T.

**3.398  
ACRES**  
(148,016  
SQUARE FEET)

ALL SAINTS EPISCOPAL  
SCHOOL OF FORT WORTH  
VOLUME 12569, PAGE 23  
D.R.T.C.T.

LOT 1R, BLOCK 1R  
ALL SAINTS EPISCOPAL  
SCHOOL ADDITION  
DOCUMENT NUMBER  
204222703  
O.P.R.T.C.T.

**HAYS  
COVINGTON  
SURVEY  
ABSTRACT NO.  
256**

● = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET UNLESS OTHERWISE NOTED

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS,  
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PLOTTED BY: Joseph Noell ON: Thursday, October 02, 2025 AT: 5:16 PM FILEPATH: P:\008700\8722\001\Survey Drawings\B008722.001 ASE ROW ABANDONMENT.dwg

# EXHIBIT 'A'

Line Table			Curve Table				
Line Number	Bearing	Distance	Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
L1	N33°26'35"W	14.47'	C1	004°26'07"	1,169.96	90.57	S12°11'24"W 90.54'
L2	N77°06'13"W	262.08'	C2	020°11'46"	968.41	341.35	N87°12'05"W 339.59'
L3	S53°57'24"W	129.62'	C3	013°01'20"	1,066.00	242.28	S76°11'23"W 241.76'
L4	S36°02'36"E	15.00'	C4	015°43'20"	905.63	248.51	S61°49'03"W 247.73'
L5	S53°57'24"W	64.00'	C5	003°41'29"	1,251.29	80.61	S55°48'08"W 80.60'
L6	N36°02'36"W	15.00'	C6	003°41'35"	1,231.29	79.36	S55°48'08"W 79.35'
L7	S53°57'24"W	215.00'	C7	049°52'33"	40.00	34.82	S29°01'08"W 33.73'
L8	S57°38'53"W	13.19'	C8	118°47'02"	50.00	103.66	S63°28'05"W 86.07'
L9	S53°57'24"W	90.18'	C9	003°41'28"	1,231.29	79.32	N52°06'39"E 79.31'
L10	S53°57'24"W	28.43'	C10	003°41'29"	1,251.29	80.61	N52°06'39"E 80.60'
L11	N00°06'33"E	84.22'	C11	015°43'20"	979.62	268.81	N61°49'03"E 267.97'
L12	N53°57'24"E	185.16'	C12	013°01'20"	1,134.00	257.73	N76°11'22"E 257.18'
L13	N50°15'55"E	13.19'	C13	020°11'45"	1,042.40	367.43	S87°12'06"E 365.53'
L14	N53°57'24"E	215.00'					
L15	N36°02'36"W	15.00'					
L16	N53°57'24"E	64.00'					
L17	S36°02'36"E	15.00'					
L18	N53°57'24"E	86.16'					
L19	N69°40'43"E	43.46'					
L20	N82°42'02"E	33.69'					
L21	S77°06'13"E	237.28'					

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