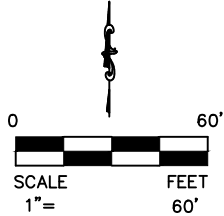


EXHIBIT "A"  
PUBLIC RIGHT-OF-WAY VACATION

PARCEL 1



Line Table		
Line Number	Bearing	Distance
L1	N89°47'08"E	60.58'
L2	S00°12'52"E	50.00'
L3	S89°47'08"W	60.47'
L4	N00°20'05"W	50.00'

15' WATER EASEMENT  
DOCUMENT NUMBER  
D220018642  
P.R.T.C.T.

30' DRAINAGE EASEMENT  
DOCUMENT NUMBER  
D220018642  
P.R.T.C.T.

LOT 1, BLOCK 20R  
TCU ADDITION  
C.C.D. NO.  
D220018642  
P.R.T.C.T.

**LUBBOCK AVENUE**  
(60' WIDE  
RIGHT-OF-WAY)  
VACATED BY  
ORDINANCE NO.  
23987-12-2019

POINT OF  
BEGINNING

PARCEL 1  
3,026 SQUARE FEET  
0.069 ACRE  
RIGHT-OF-WAY VACATION

16' ALLEY VACATED  
BY ORDINANCE NO.  
23987-12-2019  
RETAINED AS UTILITY  
EASEMENT

LOT 1R1, BLOCK 4  
TCU ADDITION  
C.C.D. NO. D218051013  
P.R.T.C.T.

PROSPECT HEIGHTS  
VOLUME 63, PAGE 59  
P.R.T.C.T.  
12

TEXAS CHRISTIAN  
UNIVERSITY  
C.C.D. NO.  
D221288846  
D.R.T.C.T.

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

**WEST BOWIE STREET**  
(60' WIDE RIGHT-OF-WAY)  
VOLUME 63, PAGE 59  
P.R.T.C.T.

LOT 1, BLOCK 7  
TCU ADDITION  
CABINET A, PAGE 4484  
P.R.T.C.T.

**LUBBOCK AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOLUME 63, PAGE 59  
P.R.T.C.T.

BLOCK 21	1	PROSPECT HEIGHTS VOLUME 63, PAGE 59 P.R.T.C.T.	24
	2		23

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T.= DEED RECORDS, TARRANT COUNTY, TEXAS

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

DATE: FEBRUARY 24, 2025

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



*Stephen R. Glosup*

02/24/2025

PAGE 1 OF 4  
DUNAWAY JOB NO. B008016.001

*EXHIBIT "A"*  
*PUBLIC RIGHT-OF-WAY VACATION*

PROPERTY DESCRIPTION  
PARCEL 1

BEING a tract of land situated in the M.J. Arocha Survey, Abstract Number 2, City of Fort Worth, Tarrant County, Texas, being that portion of Lubbock Avenue (a 60' width public right-of-way) as shown on the plat for 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 tract of land being more particularly described as follows;

BEGINNING at a point for the most westerly southwest corner of Lot 1, Block 20R, TCU Addition, an Addition to the City of Fort Worth according to the plat recorded in Document Number D220018642, Plat Records of Tarrant County, Texas, in the east line of Lot 1R1, Block 4, TCU Addition, an Addition to the City of Fort Worth according to the plat recorded in Document Number D218051013, Plat Records of Tarrant County, Texas, in the west right-of-way line of said Lubbock Avenue;

THENCE North 89 degrees 47 minutes 08 seconds East, with the south line of said Lot 1, Block 20R, TCU Addition, a distance of 60.58 feet to a point in the east right-of-way line of said Lubbock Avenue, the northwest corner of Lot 12, Block 20, said Prospect Heights;

THENCE South 00 degrees 12 minutes 52 seconds East, departing the south line of said Lot 1, Block 20R, TCU Addition, with the east right-of-way line of said Lubbock Avenue and the west line of said Lot 12, Block 20, Prospect Heights, a distance of 50.00 feet to the southwest corner of said Lot 12, Block 20, 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 Lot 12, Block 20, Prospect Heights, crossing said Lubbock Avenue, a distance of 60.47 feet to a point in the east line of said Lot 1R1, Block 4, TCU Addition, the west right-of-way line of said Lubbock Avenue;

THENCE North 00 degrees 20 minutes 05 seconds West, with the east line of said Lot 1R1, Block 4, TCU Addition and the west right-of-way line of said Lubbock Avenue, a distance of 50.00 feet to the POINT OF BEGINNING, and containing a calculated area of 3,026 square feet or 0.069 acre of land.

NOTES: The basis of bearings for this Vacation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network..

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

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B008016.001

PAGE 2 OF 4

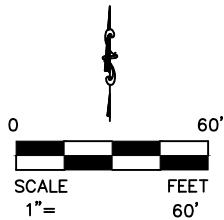
  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
srg@dunaway.com  
February 24, 2025

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



EXHIBIT "A"  
PARCEL 1  
  
PUBLIC RIGHT-OF-WAY VACATION  
  
TRACT OF LAND SITUATED IN THE  
M. J. AROCHA SURVEY,  
ABSTRACT NO. 2,  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

EXHIBIT "A"  
PUBLIC 16' ALLEY RIGHT-OF-WAY VACATION



PARCEL 2

Line Table		
Line Number	Bearing	Distance
L5	N89°47'08"E	16.00'
L6	S00°12'52"E	50.00'
L7	S89°47'08"W	16.00'
L8	N00°12'52"W	50.00'

15' WATER EASEMENT  
DOCUMENT NUMBER  
D220018642  
P.R.T.C.T.

30' DRAINAGE EASEMENT  
DOCUMENT NUMBER  
D220018642  
P.R.T.C.T.

**LUBBOCK AVENUE**  
(60' WIDE  
RIGHT-OF-WAY)  
VACATED BY  
ORDINANCE NO.  
23987-12-2019

LOT 1R1, BLOCK 4  
TCU ADDITION  
C.C.D. NO. D218051013  
P.R.T.C.T.

LOT 1, BLOCK 20R  
TCU ADDITION  
C.C.D. NO.  
D220018642  
P.R.T.C.T.

TEXAS CHRISTIAN  
UNIVERSITY  
C.C.D. NO.  
D221288846  
D.R.T.C.T.

PROSPECT HEIGHTS  
VOLUME 63, PAGE 59  
P.R.T.C.T.  
12

BLOCK  
20

POINT OF  
BEGINNING

16' ALLEY VACATED  
BY ORDINANCE NO.  
23987-12-2019  
RETAINED AS UTILITY  
EASEMENT

PARCEL 2  
800 SQUARE FEET  
0.018 ACRE  
RIGHT-OF-WAY  
VACATION

L5

L8

L6

L7

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

LOT 1, BLOCK 7  
TCU ADDITION  
CABINET A, PAGE 4484  
P.R.T.C.T.

**LUBBOCK AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOLUME 63, PAGE 59  
P.R.T.C.T.

**WEST BOWIE STREET**  
(60' WIDE RIGHT-OF-WAY)  
VOLUME 63, PAGE 59  
P.R.T.C.T.

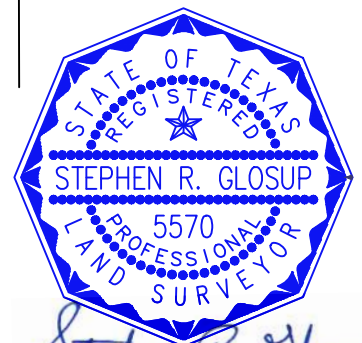
BLOCK 21	1	PROSPECT HEIGHTS VOLUME 63, PAGE 59 P.R.T.C.T.	24
	2		23

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
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A metes and bounds  
description of even  
date accompanies this  
drawing.

DATE: FEBRUARY 24, 2025

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



*Stephen R. Glosup*

02/24/2025 PAGE 3 OF 4  
DUNAWAY JOB NO. B008016.001

*EXHIBIT "A"*  
*PUBLIC 16' ALLEY RIGHT-OF-WAY VACATION*

PROPERTY DESCRIPTION  
PARCEL 2

BEING a tract of land situated in the M.J. Arocha Survey, Abstract Number 2, City of Fort Worth, Tarrant County, Texas, being that portion of a 16 foot alley as shown on the plat for 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 tract of land being more particularly described as follows;

BEGINNING at the northeast corner of Lot 12, Block 20, said Prospect Heights, in a south line of Lot 1, Block 20R, TCU Addition, an Addition to the City of Fort Worth according to the plat recorded in Document Number D220018642, Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 47 minutes 08 seconds East, with said south line of said Lot 1, Block 20R, TCU Addition, a distance of 16.00 feet to a reentrant corner of said Lot 1, Block 20R, TCU Addition;

THENCE South 00 degrees 12 minutes 52 seconds East, departing said south line of said Lot 1, Block 20R, TCU Addition, with a westerly line of said Lot 1, Block 20R, TCU Addition, a distance of 50.00 feet to a point for the most southerly southwest corner of said Lot 1, Block 20R, TCU Addition, in the north right-of-way line of West Bowie Street (a 60' width public right-of-way) as shown on the plat for Prospect Heights according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 47 minutes 08 seconds West, departing said westerly line of said Lot 1, Block 20R, with the north right-of-way line of said West Bowie Street, a distance of 16.00 feet to a point for the southeast corner of said Lot 12, Block 20, Prospect Heights;

THENCE North 00 degrees 12 minutes 52 seconds West, departing the north right-of-way line of West Bowie Street and with the east line of said Lot 12, Block 20, Prospect Heights, a distance of 50.00 feet to the POINT OF BEGINNING, and containing a calculated area of 800 square feet or 0.018 acre of land.


NOTES: The basis of bearings for this Vacation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network..

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

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B008016.001

PAGE 4 OF 4

  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
srg@dunaway.com  
February 24, 2025

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



EXHIBIT "A"  
PARCEL 2  
  
PUBLIC RIGHT-OF-WAY VACATION  
  
TRACT OF LAND SITUATED IN THE  
M. J. AROCHA SURVEY,  
ABSTRACT NO. 2,  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS