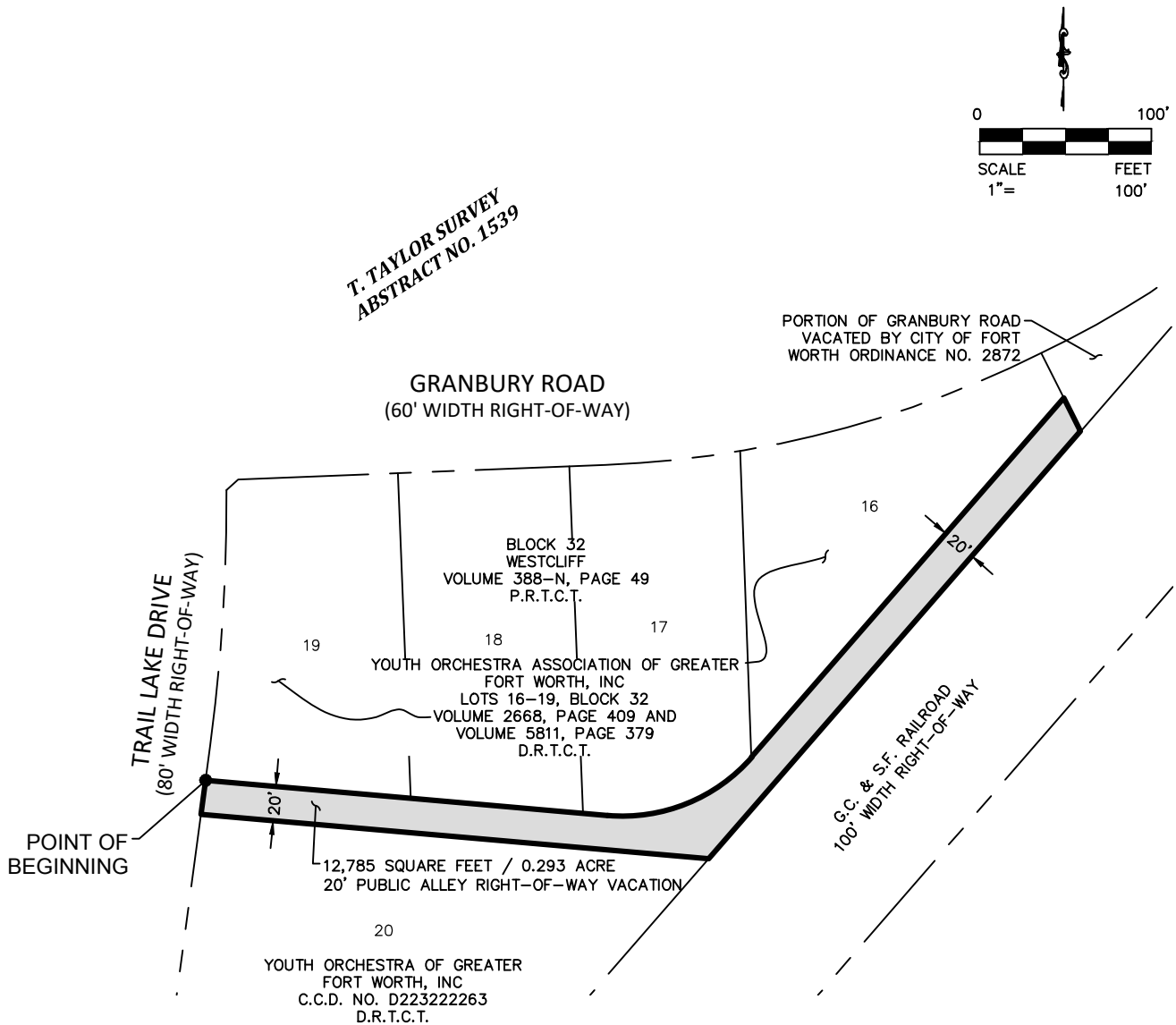


EXHIBIT "A"  
20' PUBLIC ALLEY RIGHT-OF-WAY VACATION



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

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

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

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



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup

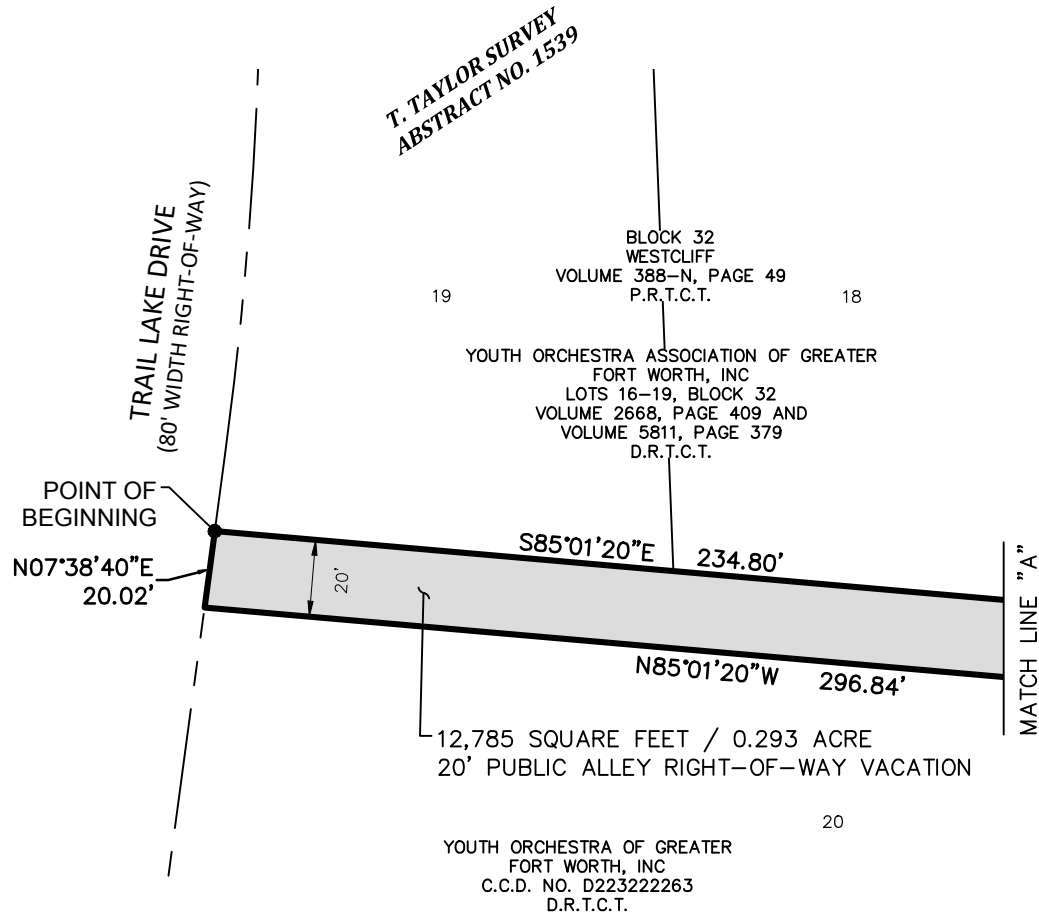
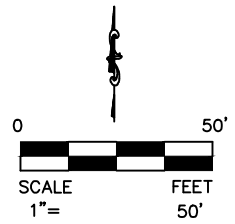
03/11/2024

PAGE 1 OF 5

DUNAWAY JOB NO. B008440.001

DATE: MARCH 11, 2024

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



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*Stephen R. Glosup*

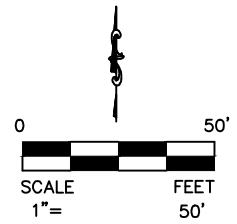
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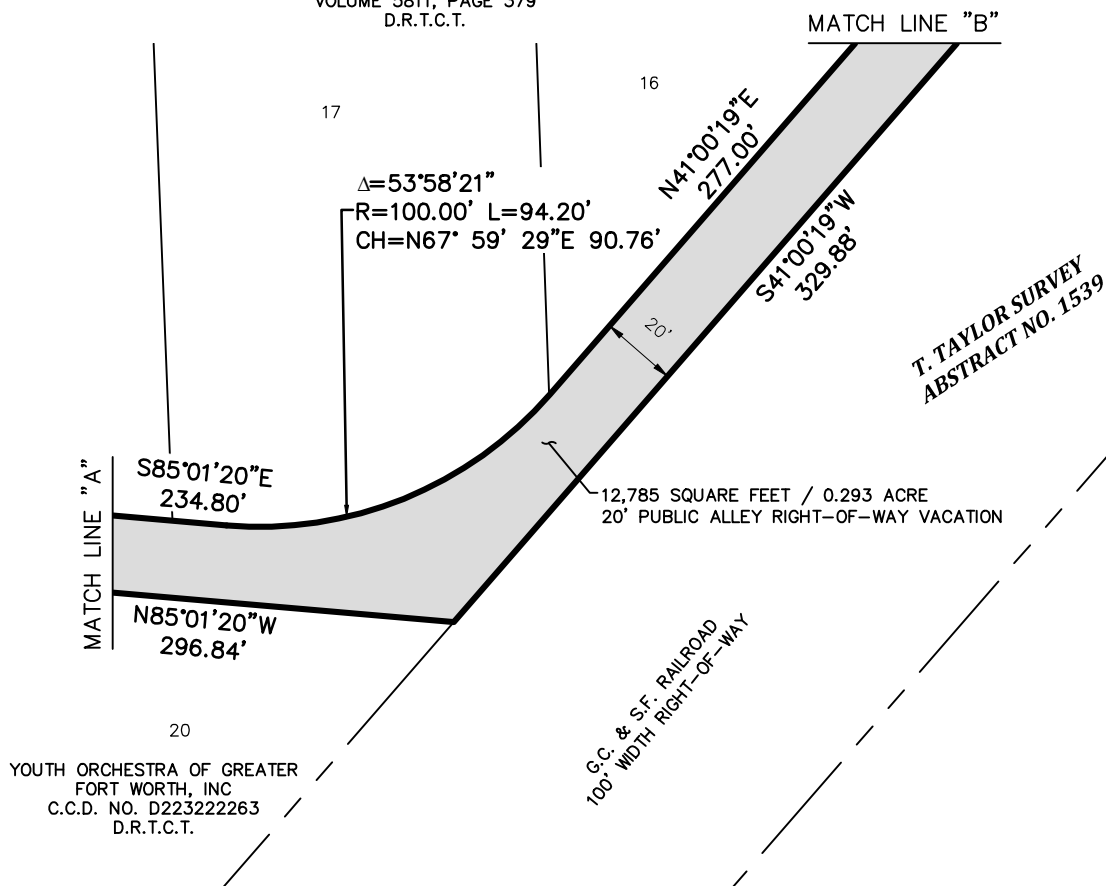
PAGE 2 OF 5  
DUNAWAY JOB NO. B008440.001

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

BLOCK 32  
WESTCLIFF  
VOLUME 388-N, PAGE 49  
P.R.T.C.T.



YOUTH ORCHESTRA ASSOCIATION OF GREATER  
FORT WORTH, INC  
LOTS 16-19, BLOCK 32  
VOLUME 2668, PAGE 409 AND  
VOLUME 5811, PAGE 379  
D.R.T.C.T.



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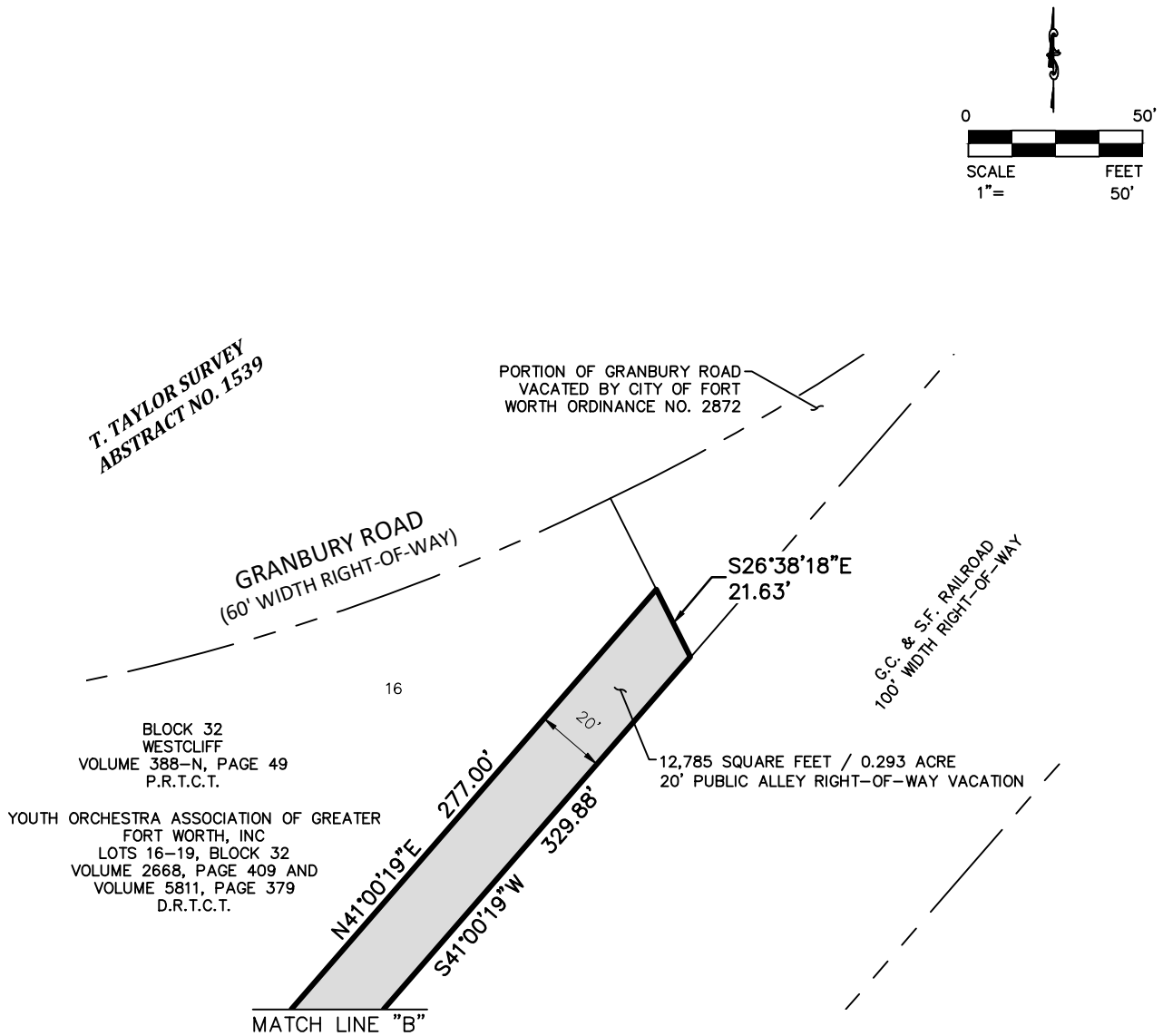


*Stephen R. Glosup*  
03/11/2024

DATE: MARCH 11, 2024

PAGE 3 OF 5  
DUNAWAY JOB NO. B008440.001

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



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Stephen R. Glosup

03/11/2024

DATE: MARCH 11, 2024

PAGE 4 OF 5  
DUNAWAY JOB NO. B008440.001

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

PROPERTY DESCRIPTION

BEING a tract of land situated in the T. Taylor Survey, Abstract No. 1539, City of Fort Worth, Tarrant County, Texas, being a portion of Block 32, Westcliff, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-N, Page 49, Plat Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east right-of-way line of Trail Lake Drive, (an 80' width right-of-way), the northwest corner of a 20' public alley as shown on said Westcliff, the southwest corner Lot 19, Block 32, said Westcliff, and being the southwest corner of that certain tract of land described by deed to Youth Orchestra Association of Greater Fort Worth, Inc., recorded in Volume 2668, Page 409 and Volume 5811, Page 379, Deed Records, Tarrant County, Texas;

THENCE with the north and westerly line of said 20' public alley, with the south line of Lots 16-19, Block 32, said Westcliff, and said Youth Orchestra Association of Greater Fort Worth, Inc. tract, the following courses and distances;

South 85°01'20" East, a distance of 234.80 feet to a point for the beginning of a curve to the left, having a central angle of 53°58'21", a radius of 100.00 feet and a chord bearing and distance of North 67°59'29" East - 90.76 feet;

With said curve to the left in a northeasterly direction, an arc length of 94.20 feet to a point;

North 41°00'19" East, a distance of 277.00 feet to a point for the southeast corner of Lot 16, Block 32, said Westcliff, the northeast corner of said 20' public alley;

THENCE South 26°38'18" East, departing the south line of Lots 16-19, Block 32, said Westcliff, the north line of said 20' public alley, crossing said 20' public alley, a distance of 21.63 feet to a point in the westerly line of the G.C. & S.F. Railroad (a 100' width right-of-way), the south line of said 20' public alley;

THENCE South 41°00'19" West, with the westerly line of the G.C. & S.F. Railroad, a distance of 329.88 feet to a point in the south line of said 20' public alley, the northeast corner of Lot 20, said Westcliff, the northeast corner of that certain tract of land described by deed to Youth Orchestra of Greater Fort Worth, Inc., recorded in County Clerk's Document Number D223222263, Deed Records, Tarrant County, Texas;

THENCE North 85°01'20" West, departing the westerly line of the G.C. & S.F. Railroad, with the south line of said 20' public alley, the north line of said Youth Orchestra of Greater Fort Worth tract, a distance of 296.84 feet to a point for the northwest corner of Lot 20, said Westcliff, the northwest corner of said Youth Orchestra of Greater Fort Worth tract, the southwest corner of said 20' public alley, and being in the east right-of-way line of said Trail Lake Drive;

THENCE North 07°38'40" East, departing the south line of said 20' public alley, the north line of said Youth Orchestra of Greater Fort Worth tract, with the east right-of-way line of said Trail Lake Drive, a distance of 20.02 feet to the POINT OF BEGINNING and containing a calculated area of 12,785 square feet or 0.293 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. B008440.001

PAGE 5 OF 5


  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
srg@dunaway.com  
March 11, 2024



EXHIBIT "A"

20' PUBLIC ALLEY  
RIGHT-OF-WAY VACATION

A PART OF BLOCK 32  
WESTCLIFF



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

An Addition to the City of Fort Worth, according to the plat recorded in Volume 388-N, Page 49, Plat Records, Tarrant County, Texas.