

# EXHIBIT "A"



**TRACT 1**  
**R.O.W. VACATION**  
**0.0352 OF AN ACRE**  
 (1,535 SQ. FT. MORE OR LESS)

**McPHERSON ROAD**  
 (VOL. 388-183, PG. 3, P.R.T.C.T.)  
 (VARIABLE WIDTH R.O.W.)

**TRACT 2**  
**R.O.W. VACATION**  
**0.0352 OF AN ACRE**  
 (1,535 SQ. FT. MORE OR LESS)

**NOTES:**

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 70111-01 BY PAPE-DAWSON ENGINEERS, INC.
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



**McPHERSON ROAD**  
 (VOL. 383-183, PG. 3, P.R.T.C.T.)  
 (VARIABLE WIDTH R.O.W.)

**P.O.C.**  
**TRACTS 1, 2, 3, & 4**  
 FD. 1/2" I.R. W/ YELLOW CAP (C.M.)  
 EXISTING R.O.W.

THE S.R. DAVIDSON FAMILY LP  
 INST. NO. D203367752  
 O.P.R.T.C.T.

500°39'01"E 1413.63'

**SOUTH OAK GROVE**  
**ESTATES SECTION TWO**  
 VOL. 388-183, PG. 4  
 P.R.T.C.T.

29A

FD. 1/2" I.R. (C.M.)

7.5' ALLEY

**LEGEND:**

- |              |  |
|--------------|--|
| P.R.T.C.T.   | PLAT RECORDS OF TARRANT COUNTY, TEXAS            |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS |
| INST. NO.    | INSTRUMENT NUMBER                                |
| P.O.C.       | POINT OF COMMENCING                              |
| P.O.B.       | POINT OF BEGINNING                               |
| R.O.W.       | RIGHT-OF-WAY                                     |
| (C.M.)       | CONTROLLING MONUMENT                             |
| ℓ            | PROPERTY LINE                                    |

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	120°00'00"	N00°20'12"W	86.60'	104.72'
C2	50.00'	120°00'00"	S00°20'12"E	86.60'	104.72'

S79°59'55"E 1025.23'  
 S79°28'19"E 976.08'

**MAHOGANY COURT**  
 (VOL. 388-183, PG. 3, P.R.T.C.T.)  
 (50' WIDTH R.O.W.)

**MAHOGANY LANE**  
 (VOL. 388-183, PG. 3, P.R.T.C.T.)  
 (50' WIDTH R.O.W.)

HIRAM LITTLE  
 SURVEY  
 ABSTRACT NO. 930



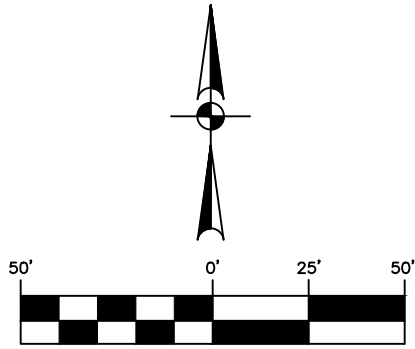
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

NOVEMBER 3, 2020  
 SHEET 1 OF 8  
 70111-01

# EXHIBIT "A"

McPHERSON ROAD  
(VOL. 383-183, PG. 3, P.R.T.C.T.)  
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.



SCALE: 1" = 50'

HIRAM LITTLE  
SURVEY  
ABSTRACT NO. 930

McPHERSON ROAD  
(VOL. 383-183, PG. 3, P.R.T.C.T.)  
(VARIABLE WIDTH R.O.W.)

**P.O.C.**  
TRACTS 1, 2, 3, & 4  
FD. 1/2" I.R. W/ YELLOW CAP (C.M.)  
EXISTING R.O.W.

THE S.R. DAVIDSON FAMILY LP  
INST. NO. D203367752  
O.P.R.T.C.T.

1413.63'  
S00°39'01"E

7.5' ALLEY

FD. 1/2" I.R. (C.M.)

45B  
BLOCK 13

45A  
SOUTH OAK GROVE  
ESTATES SECTION TWO  
VOL. 388-183, PG. 4  
P.R.T.C.T.

29A

**LEGEND:**

P.R.T.C.T.  
O.P.R.T.C.T.  
INST. NO.  
P.O.C.  
P.O.B.  
R.O.W.  
(C.M.)  
R

PLAT RECORDS OF TARRANT COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS  
INSTRUMENT NUMBER  
POINT OF COMMENCING  
POINT OF BEGINNING  
RIGHT-OF-WAY  
CONTROLLING MONUMENT  
PROPERTY LINE

4B  
1A  
10' U.E.  
VOL. 388-183  
PG. 3, P.R.T.C.T.

4A  
1B  
SOUTH OAK GROVE  
ESTATES SECTION THREE  
VOL. 388-183, PG. 3  
P.R.T.C.T.

3B  
2A  
5' U.E.  
VOL. 388-183  
PG. 3, P.R.T.C.T.

BLOCK 8

3A  
2B  
S81°56'50"E  
1261.00'

EXISTING R.O.W.

MAHOGANY LANE  
(VOL. 388-183, PG. 3, P.R.T.C.T.)  
(50' WIDTH R.O.W.)

**P.O.B.**  
TRACT 3

N89°36'51"E  
50.00'

N00°20'12"W 186.13'

S89°39'48"W  
50.00'

SEQUOIA DRIVE  
(VOL. 388-183, PG. 3, P.R.T.C.T.)  
(50' WIDTH R.O.W.)

TRACT 3  
R.O.W. VACATION  
0.2137 OF AN ACRE  
(9,307 SQ. FT. MORE OR LESS)

50' LONE STAR GAS  
PIPELINE EASEMENT  
VOL. 653, PG. 214,  
D.R.T.C.T.

EXISTING R.O.W.

BLOCK 13  
1B

10' U.E.  
VOL. 388-183  
PG. 3, P.R.T.C.T.

2A

2B

3A

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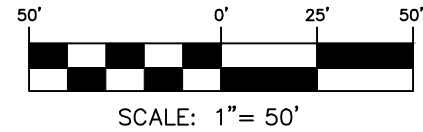


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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

NOVEMBER 3, 2020  
SHEET 2 OF 8  
70111-01

# EXHIBIT "A"

McPHERSON ROAD  
(VARIABLE WIDTH R.O.W.)



**P.O.C.**

TRACTS 1, 2, 3, & 4

FD. 1/2" I.R. W/ YELLOW CAP (C.M.)

EXISTING R.O.W.

THE S.R. DAVIDSON FAMILY LP  
INST. NO. D203367752  
O.P.R.T.C.T.

S00°39'01"E 1413.63'

7.5' ALLEY

FD. 1/2" I.R. (C.M.)

45B  
BLOCK 13

45A  
SOUTH OAK GROVE  
ESTATES SECTION TWO  
VOL. 388-183, PG. 4  
P.R.T.C.T.

29A



**LEGEND:**

P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'48"E	30.50'
L2	S41°41'40"E	13.32'

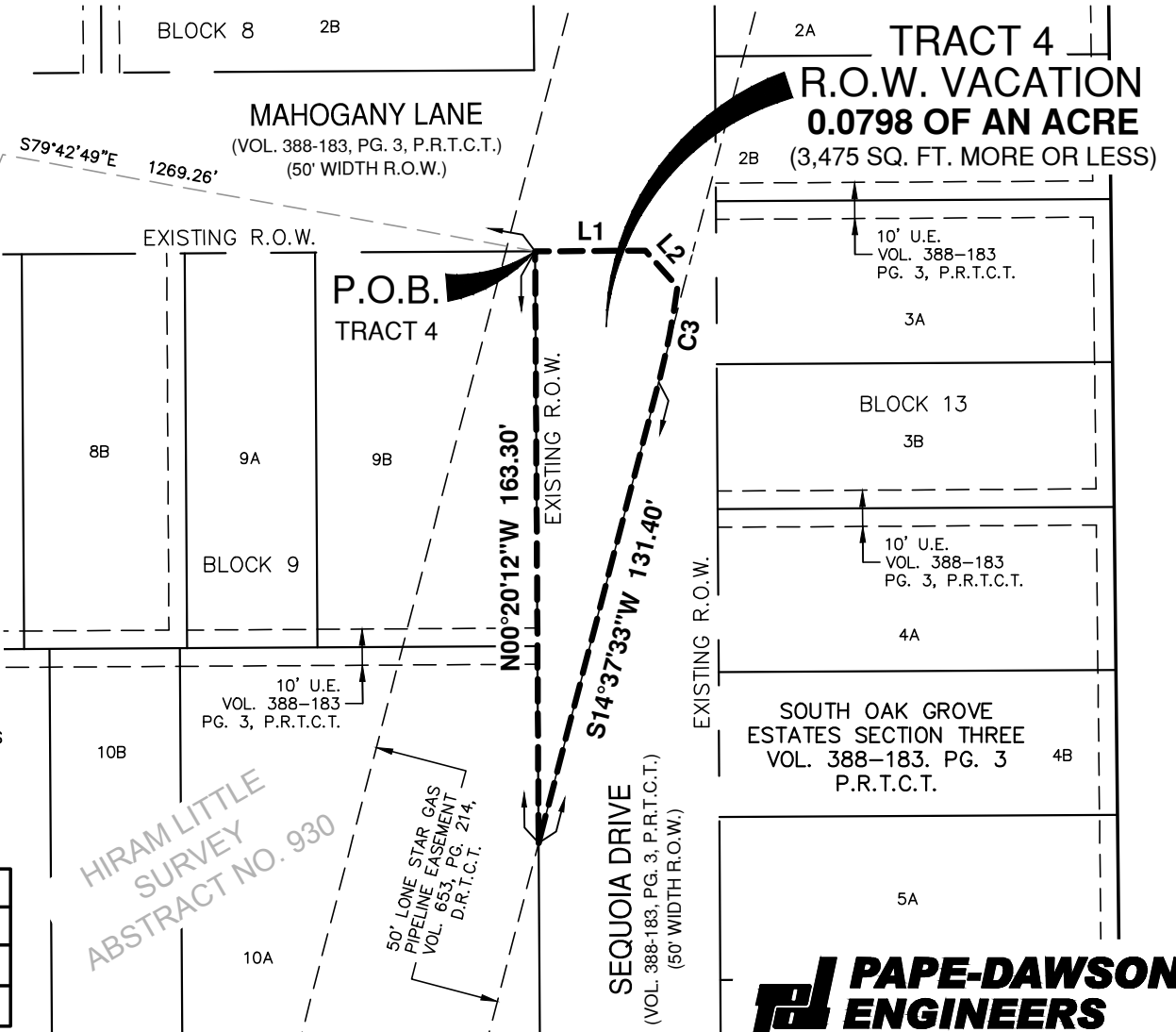
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HIRAM LITTLE  
SURVEY  
ABSTRACT NO. 930

50' LONE STAR GAS  
PIPELINE EASEMENT  
VOL. 653, PG. 214,  
D.R.T.C.T.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3	225.00'	6°51'14"	S11°11'52"W	26.90'	26.91'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
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NOVEMBER 3, 2020 SHEET 3 OF 8  
70111-01

EXHIBIT "A"

**TRACT 1 – RIGHT-OF-WAY VACATION**

**BEING** a tract of land, situated in Hiram Little Survey, Abstract No. 930, City of Fort Worth, Tarrant County, Texas, and being a portion of Mahogany Court (a 50-foot wide right-of-way) as shown on final plat of South Oak Grove Estates Section Three, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 3 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows;

**COMMENCING:** At a found 1/2" iron rod with yellow cap (controlling monument) at the northwest corner of Lot 45B, Block 13 of South Oak Grove Estates Section Two, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 4 (P.R.T.C.T.), same point being on the south right-of-way line of McPherson Road (a variable width right-of-way) as shown on the final plat of said South Oak Grove Estates Section Two, from which a found 1/2" iron rod (controlling monument) bears S 00°39'01" E, a distance of 1,413.63 feet for the southwest corner of said South Oak Grove Estates Section Two;

**THENCE:** S 79°28'19" E, over and across said South Oak Grove Estates Section Two and said South Oak Estates Section Three, a distance of 976.08 feet to the intersection of the north right-of-way line of Mahogany Lane (a 50-foot wide right-of-way) and the west right-of-way line of said Mahogany Court, as shown on final plat of said South Oak Grove Estates Section Three, same point being the southeast corner of Lot 6B, Block 8 of said South Oak Grove Estates Section Three;

**THENCE:** N 00°20'12" W, along the west right-of-way line of said Mahogany Court, a distance of 87.38 feet to the **POINT OF BEGINNING** and being the beginning of a non-tangent curve to the right;

**THENCE:** Along the west right-of-way line of said Mahogany Court and said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 120°00'00", a chord bearing and distance of N 00°20'12" W - 86.60 feet, with an arc length of 104.72 feet;

**THENCE:** Departing the west right-of-way line of said Mahogany Court, S 00°20'12" E, over and across said Mahogany Court, a distance of 86.60 feet to the **POINT OF BEGINNING**, and **CONTAINING** 0.0352 of an Acre or 1,535 Square Feet of land more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number **70111-01** by Pape Dawson Engineers, Inc.

## EXHIBIT "A"

### TRACT 2 – RIGHT-OF-WAY VACATION

**BEING** a tract of land, situated in Hiram Little Survey, Abstract No. 930, City of Fort Worth, Tarrant County, Texas, and being a portion of Mahogany Court (a 50-foot wide right-of-way) as shown on final plat of South Oak Grove Estates Section Three, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 3 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows;

**COMMENCING:** At a found 1/2" iron rod with yellow cap (controlling monument) at the northwest corner of Lot 45B, Block 13 of South Oak Grove Estates Section Two, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 4 (P.R.T.C.T.), same point being on the south right-of-way line of McPherson Road (a variable width right-of-way) as shown on the final plat of said South Oak Grove Estates Section Two, from which a found 1/2" iron rod (controlling monument) bears S 00°39'01" E, a distance of 1,413.63 feet for the southwest corner of said South Oak Grove Estates Section Two;

**THENCE:** S 79°59'55" E, over and across said South Oak Grove Estates Section Two and said South Oak Estates Section Three, a distance of 1,025.23 feet to the intersection of the north right-of-way line of Mahogany Lane (a 50-foot wide right-of-way) and the east right-of-way line of said Mahogany Court, as shown on final plat of said South Oak Grove Estates Section Three, same point being the southeast corner of Lot 6B, Block 8 of said South Oak Grove Estates Section Three;

**THENCE:** N 00°20'12" W, along the east right-of-way line of said Mahogany Court, a distance of 87.38 feet to the **POINT OF BEGINNING**;

**THENCE:** Departing the east right-of-way line of said Mahogany Court, N 00°20'12" W, over and across said Mahogany Court, a distance of 86.60 feet to a point on the east right-of-way line of said Mahogany Court and being the beginning of a non-tangent curve to the right;

**THENCE:** Along the east right-of-way line of said Mahogany Court and said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 120°00'00", a chord bearing and distance of S 00°20'12" E - 86.60 feet, with an arc length of 104.72 feet to the **POINT OF BEGINNING**, and **CONTAINING** 0.0352 of an Acre or 1,535 Square Feet of land more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number **70111-01** by Pape Dawson Engineers, Inc.

## EXHIBIT "A"

### TRACT 3 – RIGHT-OF-WAY VACATION

**BEING** a tract of land, situated in Hiram Little Survey, Abstract No. 930, City of Fort Worth, Tarrant County, Texas, and being a portion of Sequoia Drive (a 50-foot wide right-of-way) as shown on final plat of South Oak Grove Estates Section Three, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 3 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows;

**COMMENCING:** At a found 1/2" iron rod with yellow cap (controlling monument) at the northwest corner of Lot 45B, Block 13 of South Oak Grove Estates Section Two, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 4 (P.R.T.C.T.), same point being on the south right-of-way line of McPherson Road (a variable width right-of-way) as shown on the final plat of said South Oak Grove Estates Section Two, from which a found 1/2" iron rod (controlling monument) bears S 00°39'01" E, a distance of 1,413.63 feet for the southwest corner of said South Oak Grove Estates Section Two;

**THENCE:** S 81°56'50" E, over and across said South Oak Grove Estates Section Two and said South Oak Estates Section Three, a distance of 1,261.00 feet to the intersection of the north right-of-way line of Mahogany Lane (a 50-foot wide right-of-way) and the west right-of-way line of said Sequoia Drive as shown on final plat of said South Oak Grove Estates Section Three, same point being the southeast corner of Lot 2B, Block 8 of said South Oak Grove Estates Section Three for the **POINT OF BEGINNING**;

**THENCE:** N 00°20'12" W, along the west right-of-way line of said Sequoia Drive, a distance of 186.13 feet to the intersection of the south right-of-way line of said McPherson Road and the west right-of-way line of said Sequoia Drive, same point being the northeast corner of Lot 1A, Block 8 of said South Oak Grove Estates Section Three;

**THENCE:** N 89°36'51" E, over and across said Sequoia Drive, a distance of 50.00 feet to the intersection of the south right-of-way line of said McPherson Road and the east right-of-way line of said Sequoia Drive, same point being the northwest corner of Lot 1A, Block 13 of said South Oak Grove Estates Section Three;

**THENCE:** S 00°20'12" E, along the east right-of-way line of said Sequoia Drive, a distance of 186.17 feet;

## EXHIBIT "A"

**THENCE:** Departing the east right-of-way line of said Sequoia Drive, S 89°39'48" W, over and across said Sequoia Drive, a distance of 50.00 feet to the **POINT OF BEGINNING**, and **CONTAINING** 0.2137 of an Acre or 9,307 Square Feet of land more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number 70111-01 by Pape Dawson Engineers, Inc.

### TRACT 4 – RIGHT-OF-WAY VACATION

**BEING** a tract of land, situated in Hiram Little Survey, Abstract No. 930, City of Fort Worth, Tarrant County, Texas, and being a portion of Sequoia Drive (a 50-foot wide right-of-way) as shown on final plat of South Oak Grove Estates Section Three, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 3 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows;

**COMMENCING:** At a found 1/2" iron rod with yellow cap (controlling monument) at the northwest corner of Lot 45B, Block 13 of South Oak Grove Estates Section Two, an addition to the City of Fort Worth, recorded in Volume 388-183, Page 4 (P.R.T.C.T.), same point being on the south right-of-way line of McPherson Road (a variable width right-of-way) as shown on the final plat of said South Oak Grove Estates Section Two, from which a found 1/2" iron rod (controlling monument) bears S 00°39'01" E, a distance of 1,413.63 feet for the southwest corner of said South Oak Grove Estates Section Two;

**THENCE:** S 79°42'49" E, over and across said South Oak Grove Estates Section Two and said South Oak Estates Section Three, a distance of 1,269.26 feet to the intersection of the south right-of-way line of Mahogany Lane (a 50-foot wide right-of-way) and the west right-of-way line of said Sequoia Drive as shown on final plat of said South Oak Grove Estates Section Three, same point being the northeast corner of Lot 9B, Block 9 of said South Oak Grove Estates Section Three for the **POINT OF BEGINNING**;

**THENCE:** Departing the west right-of-way line of said Sequoia Drive, over and across said Sequoia Drive, for the following bearings and distances;

N 89°39'48" E, a distance of 30.50 feet;

S 41°41'40" E, a distance of 13.32 feet to the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a radius of 225.00 feet, a central angle of 06°51'14", a chord bearing and distance of S 11°11'52" W – 26.90 feet, with an arc length of 26.91 feet;

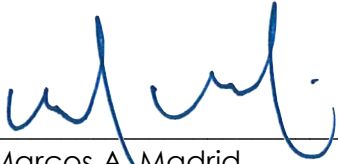
## EXHIBIT "A"

S 14°37'33" W, a distance of 131.40 feet to a point on the west right-of-way line of said Sequoia Drive;

**THENCE:** N 00°20'12" W, along the west right-of-way line of said Sequoia Drive, a distance of 163.30 feet to the **POINT OF BEGINNING**, and **CONTAINING** 0.0798 of an Acre or 3,475 Square Feet of land more or less, and being described in accordance with a survey made on ground and accompanied by an exhibit or survey map prepared under job number **70111-01** by Pape Dawson Engineers, Inc.

Bearings are based on the Texas Coordinate System Established for the North Central Zone (4202) from North American Datum 1983 (NA2011) epoch 2010.00.

For Pape Dawson Engineers, Inc.



Marcos A. Madrid  
Registered Professional Land Surveyor  
Texas Registration No. 6740  
Firm Registration No. 10194390  
Pape Dawson Engineers, Inc.  
5810 Tennyson Parkway, Suite 425  
Plano, Texas 75024  
Tele. 214-420-8494  
Email: [mmadrid@pape-dawson.com](mailto:mmadrid@pape-dawson.com)



Certification Date: November 3, 2020

THIS SURVEY SHOULD BE CONSIDERED NULL AND VOID WITHOUT AN ORIGINAL, DATED, WET INK SIGNATURE AND AN ACCOMPANYING IMPRESSION SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.