

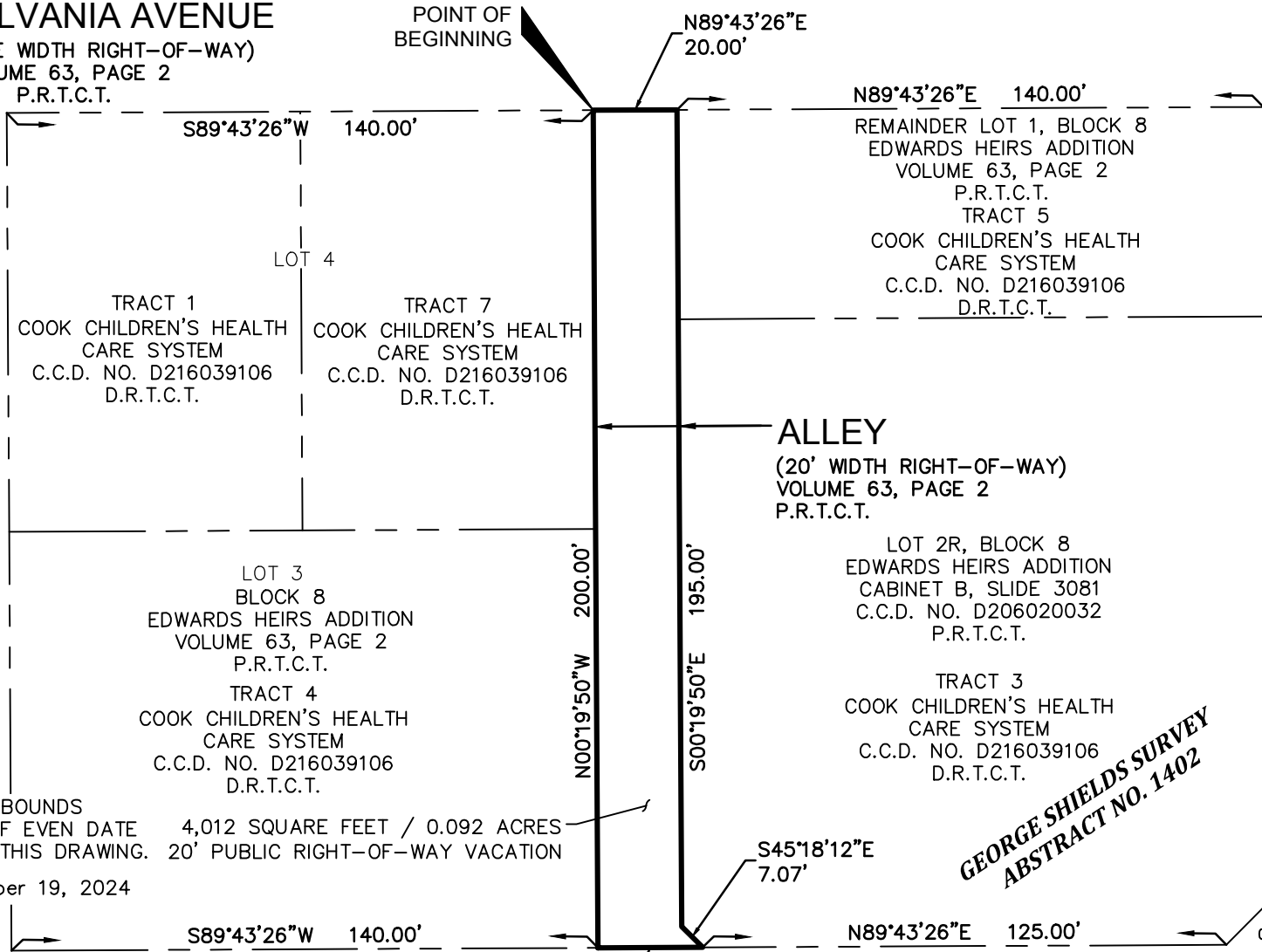
PLOTTED BY: Lee Flanegin ON: Thursday, September 19, 2024 AT: 11:22 AM FILEPATH: P:\004500\4530\013\Survey\Drawings\B004530.013 - Cooks Alley Vacation (Penn & 9th).dwg

EXHIBIT "A"
PUBLIC 20' ALLEY RIGHT-OF-WAY VACATION
A PART OF THE GEORGE SHIELDS SURVEY, ABSTRACT NO. 1402

PENNSYLVANIA AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 63, PAGE 2
P.R.T.C.T.

10TH AVENUE
(50' WIDTH RIGHT-OF-WAY)
VOLUME 63, PAGE 2
P.R.T.C.T.

9TH AVENUE
(50' WIDTH RIGHT-OF-WAY)
VOLUME 63, PAGE 2
P.R.T.C.T.



A METES AND BOUNDS
DESCRIPTION OF EVEN DATE 4,012 SQUARE FEET / 0.092 ACRES
ACCOMPANIES THIS DRAWING. 20' PUBLIC RIGHT-OF-WAY VACATION
DATE: September 19, 2024



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

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

PRUITT STREET
(50' WIDTH RIGHT-OF-WAY)
VOLUME 63, PAGE 2
P.R.T.C.T.

GEORGE SHIELDS SURVEY
ABSTRACT NO. 1402

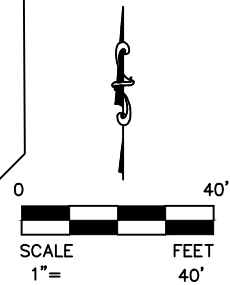


EXHIBIT "A"
PUBLIC 20' ALLEY RIGHT-OF-WAY VACATION
A PART OF THE GEORGE SHIELDS SURVEY, ABSTRACT NO. 1402

PROPERTY DESCRIPTION

BEING a tract of land situated in the George Shields Survey, Abstract No. 1402, City of Fort Worth, Tarrant County, Texas, Being a part of Block 8, Edwards Heirs Addition. An Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 2, Plat Records, Tarrant County, Texas, said tract of land bring more particularly described by metes and bounds as follows:

BEGINNING at a point in south right-of-way line of Pennsylvania Avenue (a variable width right-of-way), the northeast corner of Lot 4, said Block 8, Edwards Heirs Addition, the northwest corner of a 10' alley;

THENCE North 89°43'26" East, with the south right-of-way line of said Pennsylvania Avenue, a distance of 20.00 feet to a point for the northeast corner of said 20' alley, the northwest corner of Lot 1, said Block 8, Edwards Heirs Addition;

THENCE South 00°19'50" East, departing the south right-of-way line of said Pennsylvania Avenue, with the east line of said 20' alley, a distance of 195.00 feet to a point for the north end of a corner clip;

THENCE South 45°18'12" East, with said corner clip, a distance of 7.07 feet to a point for the south end of said corner clip, the north right-of-way line of Pruitt Street (a 50' width right-of-way), and the southwest corner of Lot 2R, Block 8, Edwards Heirs Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D206020032, Plat Records, Tarrant County, Texas;

THENCE South 89°43'26" West, departing said corner clip, with the north right-of-way line of said Pruitt Street, a distance of 25.00 feet to a point for the southeast corner of Lot 3, said Block 8, Edwards Heirs Addition, the southwest corner of said 20' alley;

THENCE North 00°19'50" West, departing the north right-of-way line of said Pruitt Street, with the west line of said 20' alley, a distance of 200.00 feet to the POINT OF BEGINNING and containing a calculated area of 4,012 square feet or 0.092 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. B004530.013

PAGE 2 OF 2

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September 19, 2024



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

EXHIBIT "A"

PUBLIC 20' ALLEY
RIGHT-OF-WAY VACATION

A PART OF BLOCK 8
EDWARDS HEIRS ADDITION

An Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 2, Plat Records, Tarrant County, Texas.