

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

29,758 Square Feet or 0.6831 Acres  
situated in the Robert Cross Survey, Abstract Number 304  
City of Fort Worth, Tarrant County, Texas

**BEING** a tract of land situated in the Robert Cross Survey, Abstract Number 304, City of Fort Worth, Tarrant County, Texas, being a portion of Irion Street and Wallace Street (60-foot right-of-ways, dedicated by the plat of The Page Company's East Side Addition, Second Filing, recorded in Volume 309, Page 3, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.)), same being a portion of a tract of land described as Parcel 1 to Beach Street Industrial, L.L.C., recorded in Document Number D225228844, O.P.R.T.C.T., and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with a cap stamped "TRANSYSTEMS" (herein after referenced as "TRANSYSTEM MONUMENT") found in the east right-of-way line of Beach Street (variable width right-of-way), recorded in Volume 3148, Page 474 (Document Number D157055408), O.P.R.T.C.T., for the northernmost southwest corner of a tract of land described to Tarrant Regional Water District, recorded in Document Number D219145326, O.P.R.T.C.T.;

**THENCE** North 22 degrees 04 minutes 51 seconds East, with the east right-of-way line of Beach Street, a distance of 64.61 feet to a concrete monument with disk stamped "CITY OF FT. WORTH ELEV. MONUMENT NO. 5958" found for the beginning of a curve to the left having a central angle of 22 degrees 14 minutes 53 seconds, a radius of 1,502.40 feet, and a chord bearing North 10 degrees 54 minutes 27 seconds East, a distance of 579.73 feet;

**THENCE** Northeasterly, with said curve to the left and the east right-of-way line of Beach Street, an arc length 118.59 feet to the south right-of-way line of said Irion Street and the **POINT OF BEGINNING** for the southwest corner of the herein described tract;

**THENCE** continuing northeasterly with said curve to the left and the east right-of-way line of Beach Street, an arc length of 62.89 feet to the north right-of-way line of Irion Street for the northwest corner of the herein described tract, from which a 5/8-inch iron rod found for a point for corner of Parcel 1, bears northeasterly with said curve to the left an arc length of 401.91 feet;

**THENCE** North 88 degrees 54 minutes 02 seconds East, over and across Parcel 1 with the north right-of-way line of Irion Street, a distance of 490.79 feet to the south line of Parcel 1 for the northeast corner of the herein described tract;

**THENCE** South 50 degrees 24 minutes 30 seconds West, with the south line of Parcel 1, a distance of 96.40 feet to the south right-of-way line of Irion Street for a point for corner;

**THENCE** South 88 degrees 54 minutes 02 seconds West, with the south right-of-way line of Irion Street, a distance of 19.08 feet to the southeast intersection corner of Irion Street and said Wallace Street;

**THENCE** South 00 degrees 10 minutes 02 seconds West, with the east right-of-way line of Wallace Street, a distance of 15.45 feet to the south line of Parcel 1;

**THENCE** South 50 degrees 24 minutes 30 seconds West, with the south line of Parcel 1, a distance of 25.68 feet to a TRANSYSTEMS MONUMENT found for a point for corner;

**THENCE** South 71 degrees 49 minutes 10 seconds West, with the south line of Parcel 1, a distance of 43.46 feet to the west right-of-way line of Wallace Street for a point for corner;

**THENCE** North 00 degrees 10 minutes 02 seconds East, with the west right-of-way line of Wallace Street and over and across Parcel 1, a distance of 44.21 feet to the southwest intersection corner of Irion Street and Wallace Street for a point for corner;

**THENCE** South 88 degrees 54 minutes 02 seconds West, with the south right-of-way line of Irion Street, continuing over and across Parcel 1, a distance of 354.06 feet returning to the **POINT OF BEGINNING** and containing 29,758 square feet or 0.6831 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

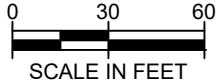
Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

**PRELIMINARY**  
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Field work completed on February 17, 2025. Issued Date: [XXXXXXXX XX, XXXX].

Halff Associates, Inc. - 2601 Meacham Blvd., Suite 600, TX 76137  
Tel. (817) 847-1422 - TBPELS Surveying Firm No. 10029600

FILE NAME: A:\57000s\57608\002\SURV\CADD\Sheets\I-ROW-EX-2-57608-002.dwg DATE: December 17, 2025, TIME: 1:29 PM, USER: ah2778

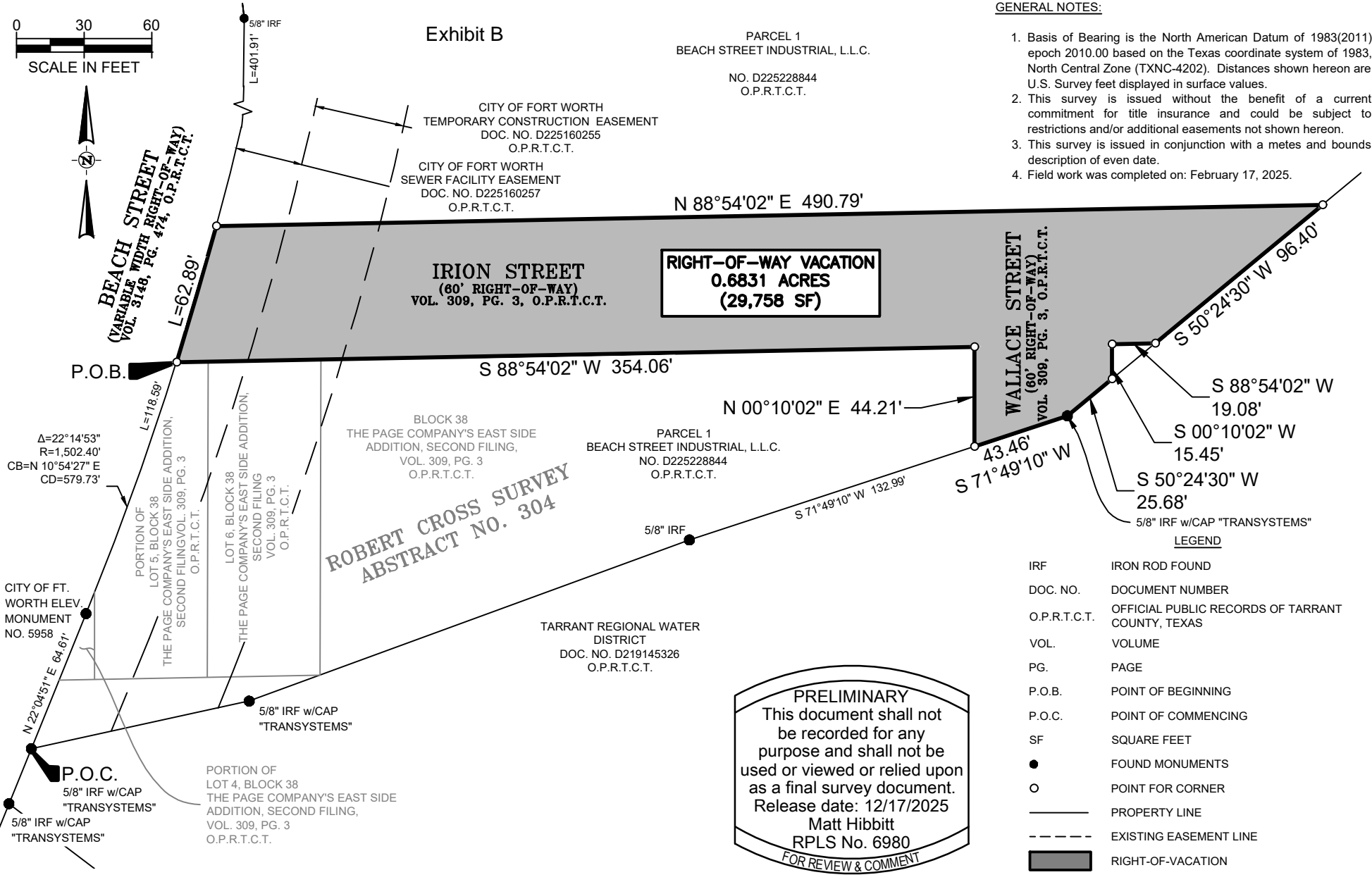


**Exhibit B**

PARCEL 1  
 BEACH STREET INDUSTRIAL, L.L.C.  
 NO. D225228844  
 O.P.R.T.C.T.

**GENERAL NOTES:**

1. Basis of Bearing is the North American Datum of 1983(2011) epoch 2010.00 based on the Texas coordinate system of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.
2. This survey is issued without the benefit of a current commitment for title insurance and could be subject to restrictions and/or additional easements not shown hereon.
3. This survey is issued in conjunction with a metes and bounds description of even date.
4. Field work was completed on: February 17, 2025.



**ROBERT CROSS SURVEY  
 ABSTRACT NO. 304**

**RIGHT-OF-WAY VACATION  
 0.6831 ACRES  
 (29,758 SF)**

**PRELIMINARY**  
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
 Release date: 12/17/2025  
 Matt Hibbitt  
 RPLS No. 6980  
 FOR REVIEW & COMMENT

**LEGEND**

IRF	IRON ROD FOUND
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
SF	SQUARE FEET
●	FOUND MONUMENTS
○	POINT FOR CORNER
—	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
■	RIGHT-OF-VACATION

2601 MEACHAM BLVD., SUITE 600  
 FORT WORTH, TX 76137  
 TEL (817) 847-1422  
 TBPELS SURVEYING FIRM #10029600

**RIGHT-OF-WAY VACATION**  
**29,758 SQUARE FEET OR 0.6831 ACRES**

SITUATED IN THE  
**ROBERT CROSS SURVEY, ABSTRACT NUMBER 304**  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

PROJECT NO.:	57608.002
ISSUED:	12/17/2025
DRAWN BY:	AZH
CHECKED BY:	MDH
SCALE:	1" = 60'
SHEET TITLE:	<b>EXHIBIT "A"</b>
PAGE	2 OF 2