

EXHIBIT "A"
RIGHT-OF-WAY VACATION

Portion of Bourine Street
2,332 Square Feet or 0.054 Acre
Peterson Pate Survey, Abstract No. 1202
City of Fort Worth, Tarrant County, Texas

BEING a tract of land situated in the Peterson Pate Survey, Abstract Number 1202, City of Fort Worth, Tarrant County, Texas, and being a portion of the existing Bourine Street (a 50-foot right-of-way), as shown on Westover Hills, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 1178, Page 603, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

COMMENCING at a found MAG Nail for the southwest corner of Lot 1, Block 1, Fort Worth Country Club, and addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Volume 995, Page 571, P.R.T.C.T., same being the northeast corner of the intersection of the said Bourine street and Byers Avenue (an 80-foot right-of-way);

THENCE North 00°02'03" West, with the common line between said Lot 1, Block 1 and the said right-of-way, a distance of 10.52 feet to the **POINT OF BEGINNING** of the hereon described tract;

THENCE over and across said Bourine Street the following courses and distances:

South 89°57'50" West, a distance of 9.51 to an IRS;

North 00°19'07" West, a distance of 30.17 feet to an IRS;

South 89°35'34" West, a distance of 3.70 feet to an IRS;

North 00°05'18" East, a distance of 98.42 feet to an IRS;

South 89°35'34" West, a distance of 3.53 feet to an IRS;

North 00°04'31" East, a distance of 44.45 feet to an IRS in the common line between Lot 1, Block 2, of the aforementioned Westover Hills and the north right-of-way line of Westover Court (a 50-foot right-of-way);

THENCE North 89°57'47" East, with the common line between said Lot 1, Block B and said Westover Court, a distance of 16.59 feet to an IRS for the southeast corner of said Westover Hills, same being in the west line of aforementioned Lot 2, Block 1, Fort Worth Country Club and being in the east line of said Bourine Street;

THENCE South 00°02'04" East, with the common line between said Lot 2, Block 1 and the said Bourine Street, at a distance of 58.53 feet passing the southwest corner of said Lot 2, Block 1, Fort Worth Country Club, same being the northwest corner of the aforementioned Lot 1, Block 1, Fort Worth Country Club, and now continuing with the common line between said Lot 1, Block 1 Fort Worth Country Club and said Bourine Street, in all, for a total distance of 173.00 feet to the **POINT OF BEGINNING** and containing 2,332 Square feet or 0.054 acres of land more or less.

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

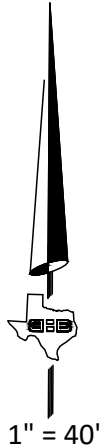


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TBPELS Firm #44, #10011300


John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: October 22, 2025

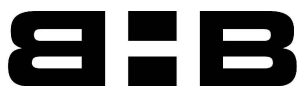


Line Table		
Line #	Direction	Length
L1	N00°02'03"W	10.52
L2	S89°57'50"W	9.51
L3	N00°19'07"W	30.17
L4	S89°35'34"W	3.70
L5	S89°35'34"W	3.53
L6	N00°04'31"E	44.45
L7	N89°57'47"E	16.59



LEGEND

CIRF..... Found 1/2" Capped Iron Rod Marked " 4151 Grant Eng"
 CO.....Sewer Clean Out
 EC..... Electric Cabinet
 EM..... Electric Meter
 FH..... Fire Hydrant
 GMK..... Gas Marker
 GY..... Guy Anchor
 ICV..... Irrigation Control Valve
 IRF..... Found 1/2" Iron Rod
 IRS..... Set 5/8" Capped Iron Rod Marked "BHB INC"
 D.R.T.C.T...Deed Records, Tarrant County, Texas
 OE.....Overhead Electric
 PD.....Phone Pedestal
 POB.....Point of Beginning
 PP..... Power Pole
 P.R.T.C.T... Plat Records, Tarrant County, Texas
 UPD..... Unknown Pedestal
 UV.....Unknown Vault
 WV..... Water Valve



BAIRD, HAMPTON & BROWN
engineering and surveying

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LOT 1, BLOCK 2
WESTOVER HILLS
VOL. 1178, PG. 603
P.R.T.C.T.

WESTOVER COURT
(A 50' RIGHT-OF-WAY)

STEVEN B. SIDMONS
DOC. NO. D204283847
D.R.T.C.T.

LOT 35-R, BLOCK B
WESTOVER HILLS
DOC. NO. D203467288
P.R.T.C.T.

20' BUILDING LINE
20' X 20'
PUBLIC OPEN
SPACE EASEMENT

EXHIBIT "B" RIGHT-OF-WAY VACATION

Portion of Bourine Street
2,332 Square Feet or 0.054 Acre
Peterson Pate Survey, Abstract No. 1202
City of Fort Worth, Tarrant County, Texas

LOT 2, BLOCK 1
FORT WORTH COUNTRY CLUB
VOL. 995, PG. 571
P.R.T.C.T.

BRICK WALL
WITH COLUMNS

JASON HOISAGER AND MOLLY HOISAGER
DOC. NO. D214186467
D.R.T.C.T.

PETERSON PATE SURVEY
ABSTRACT No. 1202

LOT 1, BLOCK 1
FORT WORTH COUNTRY CLUB
VOL. 995, PG. 571
P.R.T.C.T.

ROW VACATION
2,332 Sq.Ft.
0.054 Ac

2 STORY BRICK
AND STUCCO ON
CONC. FOUNDATION

POB
IRS

POC
MAG
NAIL

BYERS AVENUE

(A 80' RIGHT-OF-WAY)

GENERAL NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. Distances shown are U.S. Survey feet displayed in surface values.

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