

# EXHIBIT ' \_ '

## PROPERTY DESCRIPTION

BEING a tract of land situated in the W. Welch Survey, Abstract No. 1644, City of Fort Worth, Tarrant County, Texas, being that portion of Southland Avenue as shown on plat for Southland Subdivision of Block 10, Field's Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 5, Plat Records, Tarrant County, Texas, as shown on the plat for Lot 14R1, Southland Subdivision of Block 10, Field's Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D213087375, Plat Records, Tarrant County, Texas and as shown on plat for Lot 25R, Block 10, Southland Subdivision, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D201039003, Plat Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the new northeast corner of Lot 24 of said Southland Subdivision of Block 10, Field's Welch Addition, in the south right-of-way line of W. Terrell Avenue (a variable width right-of-way) and in the west right-of-way line of said Southland Avenue (a variable width right-of-way);

THENCE North 88°22'12" East, departing the west right-of-way line of said Southland Avenue, with the south right-of-way line of said W. Terrell Avenue, a distance of 55.01 feet to a point for the northwest corner of said Lot 25R, Block 10, Southland Subdivision and in the east right-of-way line of said Southland Avenue;

THENCE South 00°38'32" East, departing the south right-of-way line of said W. Terrell Avenue and with the east right-of-way line of said Southland Avenue, a distance of 353.28 feet to a point for the southwest corner of said Lot 25R, Block 10, Southland Subdivision;

THENCE North 89°21'28" East, with a north right-of-way line of said Southland Avenue, the south line of said Lot 25R, Block 10, Southland Subdivision, a distance of 130.95 feet to a point for the southeast corner of said Lot 25R, Block 10, Southland Subdivision and in the west right-of-way line of 7th Avenue (a variable width right-of-way);

THENCE South 00°19'01" East, with the west right-of-way line of said 7th Avenue, a distance of 59.99 feet to a point;

THENCE North 44°30'47" West, departing the west right-of-way line of said 7th Avenue, a distance of 13.86 feet to a point in the south right-of-way line of said Southland Avenue;

THENCE South 89°21'28" West, with the south right-of-way line of said Southland Avenue, a distance of 176.00 feet to a point in the west right-of-way line of said Southland Avenue;

THENCE North 00°38'32" West, with the west right-of-way line of said Southland Avenue, a distance of 402.33 feet to the POINT OF BEGINNING and containing a calculated area of 28,743 square feet or 0.659 acre of land.

B004530.013

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

NOVEMBER 20, 2024



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121

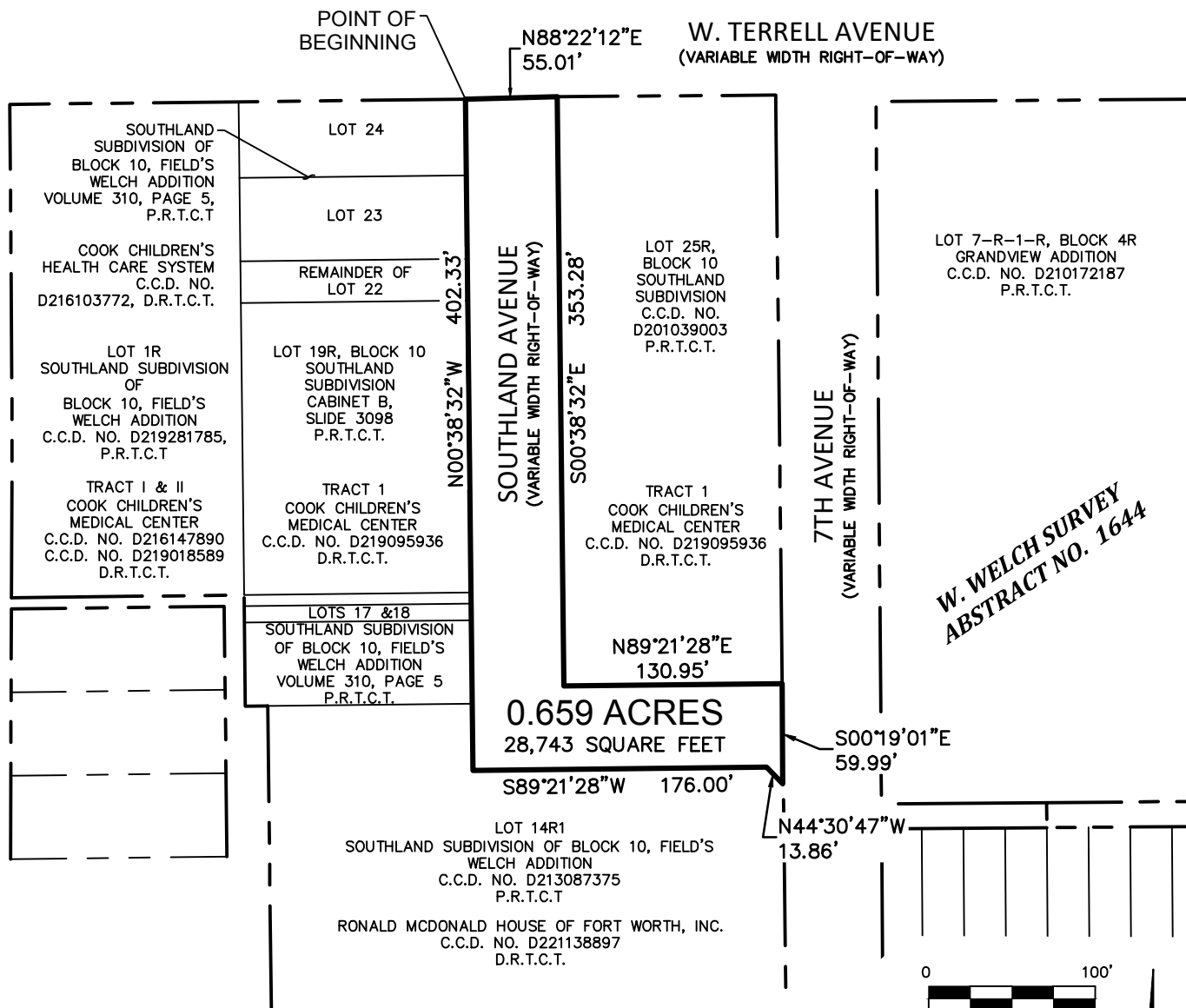
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

## RIGHT-OF-WAY VACATION

SOUTHLAND AVENUE  
BEING 0.659 ACRES OR 28,743 SQ. FT.  
SITUATED IN  
THE W. WELCH SURVEY  
ABSTRACT NO. 1644  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

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D.R.T.C.T. = Deed Records of Tarrant County, Texas

P.R.T.C.T. = Plat Records of Tarrant County, Texas

Subject tract property corners are all 5/8" iron rods with caps stamped "DUNAWAY ASSOC."  
(unless otherwise noted)

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PAGE 2 OF 2

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date accompanies this plat.

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