

## EXHIBIT "A"

### "RIGHT-OF-WAY VACATION"

#### (Baird Drive)

**BEING** 4,140 square feet of land situated in the G. Herrera Survey, Abstract No. 2027, City of Fort Worth, Tarrant County, Texas, being all of the most southerly 30' wide strip of Right-of-Way (R-O-W), for Baird Drive, which was originally conveyed to the Crowley Independent School District (Crowley I.S.D.), according to the deed filed in Volume 5332, Page 307, Deed Records of Tarrant County, Texas (D.R.T.C.T.), then subsequently dedicated for R-O-W by the plat of Camelot Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-90, Page 15, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at the northwest corner of the School Tract, situated in Block 4, of said Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), also being the intersection of the east R-O-W line of Baird Drive (60' in width), with the south R-O-W line of Country Manor Road (60' in width), from which a 3/4 inch iron rod found in the west R-O-W line of said Baird Drive, at the southeast corner of Lot 7R1, Block 5, Camelot Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-114, Page 63, P.R.T.C.T., also being the northeast corner of Lot 8, Block 5, of said Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 42°51'53" W, a distance of 88.64 feet; and from which an "X" found cut in concrete at the intersection of the north R-O-W line of said Country Manor Road, with the east R-O-W line of said Baird Drive, also being the southwest corner of Lot 17, of aforementioned Block 6, Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 00°16'47" W, a distance of 60.01 feet, from which a 3/4 inch iron rod found in the north R-O-W line of said Country Manor Road, at the southwest corner of Lot 15, also being the southeast corner of Lot 16, of said Block 6, Camelot Addition (Vol. 388-90, Pg. 15, P.R.T.C.T.), bears N 89°36'17" E, a distance of 155.11 feet;

**THENCE** S 00°23'43" E, along the east R-O-W line of said Baird Drive, and along the west line of said School Tract, a distance of 369.64 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 00°23'43" E, continuing along the east R-O-W line of said Baird Drive, and along the west line of said School Tract, a distance of 138.04 feet to the southwest corner of said School Tract, also being the southeast corner of R-O-W for said Baird Drive;

**THENCE** S 89°24'17" W, along the south R-O-W line of said Baird Drive, and along the north line of said City of Fort Worth, Parcel 1 (Vol. 9536, Pg. 2196), a distance of 30.00 feet to the northwest corner of said City of Fort Worth, Parcel 1 (Vol. 9536, Pg. 2196), also being the southwest R-O-W corner of said Baird Drive, and also being in the

east line of Lot 1, Block A, Park West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Volume 388-173, Page 12, P.R.T.C.T.;

**THENCE** N 00°23'43" W, along the west R-O-W line of said Baird Drive, and along the east line of said Lot 1, a distance of 137.93 feet to the northwest corner of R-O-W for said Baird Drive, also being a re-entrant corner of the R-O-W line for said Baird Drive (60' in width), and also being the northeast corner of said Lot 1;

**THENCE** N 89°11'17" E, along passing over and across the R-O-W of said Baird Drive, a distance of 30.01 feet to the **POINT OF BEGINNING** and containing 4,140 square feet or 0.095 of an acre of land.

**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**

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Jan. 7, 2024

Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

Surveyed on the ground

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch

**NOTES:**

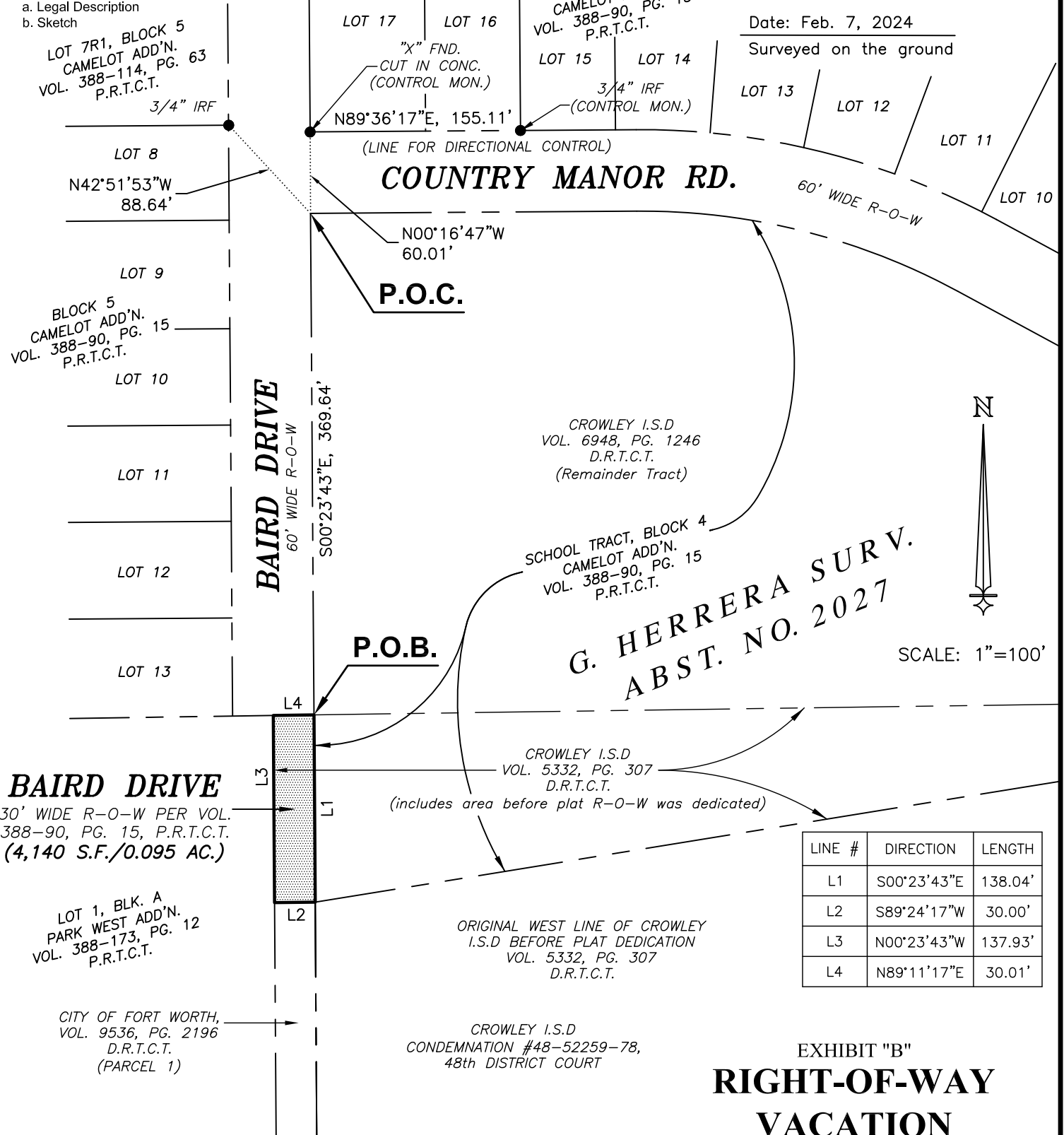
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**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT - RELEASE DATE FEB. 7, 2024**

THON W. SIMS, R.P.L.S.  
 TEXAS REGISTRATION NO. 5887

Date: Feb. 7, 2024  
 Surveyed on the ground



**BAIRD DRIVE**  
 30' WIDE R-O-W PER VOL. 388-90, PG. 15, P.R.T.C.T.  
 (4,140 S.F./0.095 AC.)

**G. HERRERA SURV.  
 ABST. NO. 2027**

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

Situated in the G. Herrera Survey, Abstract No. 2027, City of Fort Worth, Tarrant County, Texas.



**teague nall & perkins**

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