

EXHIBIT "A"

RIGHT-OF-WAY VACATION 28,197 SQUARE FEET OR 0.647 OF AN ACRE JAMES SANDERSON SURVEY, ABSTRACT NO. 1430 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.647 acre tract of land situated in the James Sanderson Survey, Abstract No. 1430, City of Fort Worth, Tarrant County, Texas and being all of Cobb Street, a 50 feet wide right-of-way, as partially dedicated on North Glenwood, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-41, Page 48, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and as partially dedicated on North Glenwood, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-64, Page 43, 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 GPS Technology in conjunction with the RTK Cooperative Network. All distances are at ground)

BEGINNING at a 5/8 inch iron rod found for the easternmost northeast corner of Lot 1, Block A, of said North Glenwood (Vol. 388-41, Pg. 48), and at the intersection of the south right-of-way line of said Cobb Street and the west right-of-way line of Riverside Drive, a variable width right-of-way, from which a 5/8 inch capped iron rod stamped "BHB INC" set for the southeast corner of said Lot 1, Block A, and the intersection of the west right-of-way line of said Riverside Drive and the north right-of-way line of the Texas and Pacific Railroad, a variable width right-of-way as recorded in the deed filed in Volume 13215, Page 130, Deed Records, Tarrant County, Texas (D.R.T.C.T.), bears South 07°20'47" East, a distance of 128.40 feet;

THENCE with the east line of said Lot 1, Block A and the west right-of-way line of said Cobb Street, the following courses and distances:

South 82°39'13" West, a distance of 79.70 feet to a 5/8 inch iron rod found for the beginning of a curve to the right, having a chord which bears North 57°02'48" West, a distance of 129.38 feet and having a radius of 100.00 feet;

With said curve to the right, through a central angle of 80°37'00", an arc length of 140.70 feet to a 5/8 inch iron rod found for the end of said curve to the right;

North 16°43'47" West, a distance of 133.68 feet to a point for the common corner of said Lot 1, Block A and Lot 3, Block A, of said North Glenwood (Vol. 388-64, Pg. 43), from which a 5/8 inch iron rod found bears South 84°26'55" West, a distance of 0.26 feet;

THENCE with the south line of said Lot 3, Block A, and the west and north right-of-way lines of said Cobb Street, the following courses and distances:

North 16°43'47" West, a distance of 30.00 feet to a point for corner, from which a 5/8 inch iron rod found bears South 64°49'30" East, a distance of 0.21 feet;

North 08°16'47" West, a distance of 39.72 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the beginning of a curve to the left, having a chord which bears North 49°57'11" West, a distance of 17.14 feet and having a radius of 15.00 feet;

With said curve to the left, through a central angle of 69°41'11", an arc length of 18.24 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the beginning of a reverse curve to the right, having a chord which bears North 39°14'35" East, a distance of 82.87 feet and having a radius of 50.00 feet;

With said curve to the right, through a central angle of 248°03'39", an arc length of 216.47 feet to a point for a common corner of said Lot 3, Block A and Lot 2, Block A, of said North Glenwood (Vol. 388-41, Pg. 48), from which a 1/2 inch iron rod found bears South 27°55'39" East, a distance of 0.32 feet;

THENCE with the west and south line of said Lot 2, Block A, and the east and north right-of-way line of said Cobb Street, the following courses and distances:

South 08°16'55" East, a distance of 102.96 feet to a point for corner, from which a 1/2 inch capped iron rod stamped "AREA SURVEYING" found bears South 83°10'45" West, a distance of 0.48 feet;

South 16°43'47" East, a distance of 161.83 feet to a point for corner, from which a 5/8 inch iron rod (spinner) found bears South 82°02'01" West, a distance of 0.21 feet, said point for corner being at the beginning of a curve to the left, having a chord which bears South 57°02'46" East, a distance of 64.69 feet and having a radius of 50.00 feet;

With said curve to the left, through a central angle of 80°37'00", an arc length of 70.35 feet to a point for the end of said curve to the left, from which a 5/8 inch iron rod found bears North 23°48'29" West, a distance of 1.19 feet;

North 82°39'13" East, a distance of 79.70 feet to a 5/8 inch capped iron rod stamped "BHB INC" set for the southeast corner of said Lot 2, Block A, and at the intersection of the north right-of-way line of said Cobb Street and the west right-of-way line of said Riverside Drive;

THENCE South 07°21'10" East, with the west right-of-way line of said Riverside Drive, over and across said Cobb Street, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 28,197 Square Feet or 0.647 of an Acre of Land.

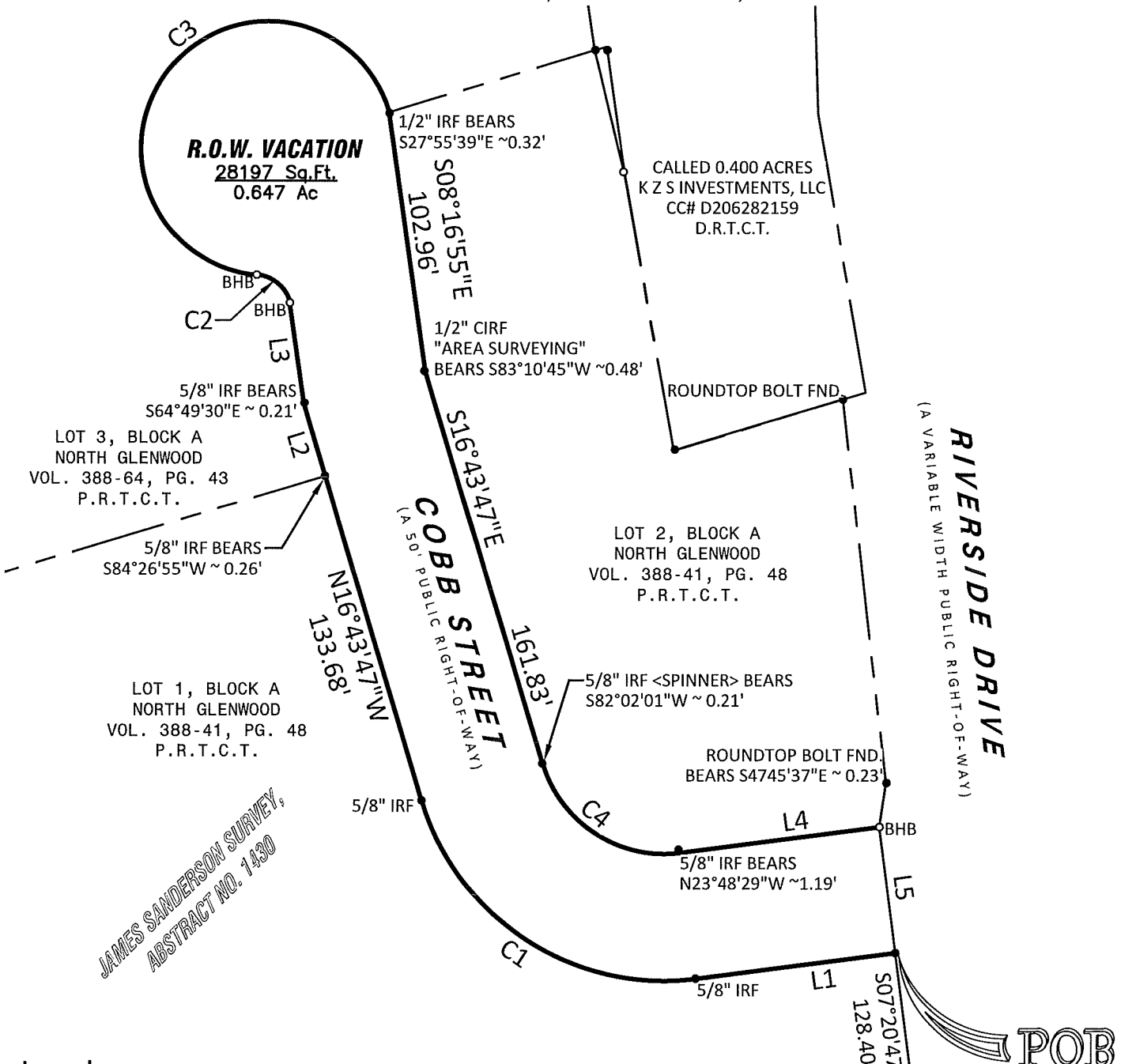
BHB Baird, Hampton & Brown
Engineering & Surveying

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BHB Project # 2018.810.032 TBPE Firm F-44 TBPLS Firm 10011300

SHEET 1 OF 3

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RIGHT-OF-WAY VACATION
 28,197 SQUARE FEET OR 0.647 OF AN ACRE
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 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



Legend

- DRTCT.....Deed Records, Parker County, Texas
- PRTCT.....Plat Records, Parker County, Texas
- IRF.....Iron Rod Found
- CIRF.....Capped Iron Rod Found
- POB.....Point of Beginning
- ROW.....Right-of-way
- BHB.....5/8" Capped Iron Rod Set Stamped "BHB INC"
- FND.....Found

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TEXAS & PACIFIC RAILROAD
 (A VARIABLE WIDTH RIGHT-OF-WAY)

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| CURVE DATA TABLE | | | | | |
|------------------|------------|---------|-----------|---------------|-------------|
| NO. | DELTA | RADIUS | ARC DIST. | CHORD BEARING | CHORD DIST. |
| C1 | 80°37'00" | 100.00' | 140.70' | N57°02'48"W | 129.38' |
| C2 | 69°41'11" | 15.00' | 18.24' | N49°57'11"W | 17.14' |
| C3 | 248°03'39" | 50.00' | 216.47' | N39°14'35"E | 82.87' |
| C4 | 80°37'00" | 50.00' | 70.35' | S57°02'46"E | 64.69' |

| LINE DATA TABLE | | |
|-----------------|-------------|-------|
| NO. | BEARING | DIST. |
| L1 | S82°39'13"W | 79.70 |
| L2 | N16°43'47"W | 30.00 |
| L3 | N8°16'47"W | 39.72 |
| L4 | N82°39'13"E | 79.70 |
| L5 | S7°21'10"E | 50.00 |

NOTES:

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
2. Coordinates shown are State Plane Grid Texas North Central Zone (4202) NAD83.
3. All distances shown are at ground.

SURVEYOR'S CERTIFICATION

I, Lon E. Whitten, 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 on the ground under my supervision.



Lon E. Whitten, RPLS No. 5893
 September 18, 2018



BHB Baird, Hampton & Brown
 Engineering & Surveying

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