

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RIGHT-OF-WAY ABANDONMENT**

BEING 0.185 acre of land situated in the P.M. TRUITT SURVEY, Abstract No. 1508, Fort Worth, Tarrant County, Texas, and being a portion of Lowe Street (a 60 foot wide public right-of-way) dedicated by the plat of SHAW-CLARKE ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 54, of the Plat Records of Tarrant County, Texas. Said 0.185 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Southeast corner of Lot 2, of Block N, of said Shaw-Clarke Addition, and said point lying at the intersection of the North right-of-way line of said Lowe Street with the West right-of-way line of 5<sup>th</sup> Avenue (a 60 foot wide public right-of-way);

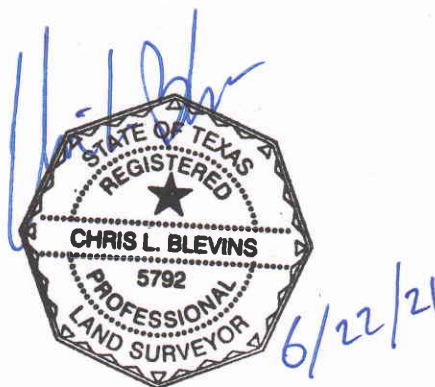
THENCE S 00° 22' 50" E 60.00 feet, severing said Lowe Street, to a point lying at the Northeast corner of Lot 3, Block M, of said Shaw-Clarke Addition, and said point lying at the intersection of the South right-of-way line of said Lowe Street with the West right-of-way line of said 5<sup>th</sup> Avenue;

THENCE S 89° 37' 10" W 146.81 feet, along the South right-of-way line of said Lowe Street and the North boundary line of said Block M, Shaw-Clarke Addition, to a point lying at the Northwest corner of Lot 1, Block M, Shaw-Clarke Addition, and said point lying at the intersection of the South right-of-way line of said Lowe Street with the Southeast right-of-way line of a 20 foot wide public alley;

THENCE N 22° 26' 00" E 65.09 feet, again severing said Lowe Street and continuing along the Southeast right-of-way line of said 20 foot wide public alley, to a point lying at the Southwest corner of Lot 3, Block N, of said Shaw-Clarke Addition;

THENCE N 89° 37' 10" E 121.57 feet, along the North right-of-way line of said Lowe Street and the South boundary line of Block M, of said Shaw-Clarke Addition, to the POINT OF BEGINNING containing 0.185 acre (8,051 square feet) of land.

Bearing Base: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



# EXHIBIT "B"

BLOCK N  
SHAW-CLARKE ADDITION  
VOL. 204, PG. 54  
D.R.T.C.T.

LOT 3      LOT 2

A3G REAL ESTATE, LLC.  
CC# D221074856  
O.P.R.T.C.T.

**POINT OF BEGINNING**  
(5/8" IRON ROD FOUND)

**N 89°37'10"E 121.57'**

**LOWE STREET**

(60' PUBLIC RIGHT-OF-WAY)  
VOL. 204, PG. 54, D.R.T.C.T.

(60' PUBLIC RIGHT-OF-WAY)

**5TH AVENUE**

**S 00°22'50"E**

**60.00'**

**S 89°37'10"W 146.81'**

A3G REAL ESTATE, LLC.  
CC# D221074856  
O.P.R.T.C.T.

**RIGHT-OF-WAY  
ABANDONMENT**  
**0.185 ACRE**  
(8,051 SQ.FT)

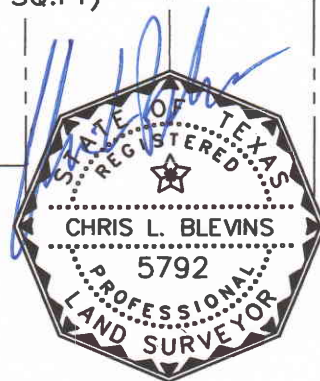
LOT 1

LOT 2

LOT 3

BLOCK M  
SHAW-CLARKE ADDITION  
VOL. 204, PG. 54  
D.R.T.C.T.

ALEJANDRA FERNANDEZ  
CC# D212106502  
O.P.R.T.C.T.



JUNE 22, 2021



CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS



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**RIGHT-OF-WAY  
ABANDONMENT**  
**OF**  
**0.185 ACRE OF LAND**  
**LOCATED IN**  
**SHAW-CLARKE ADDITION, TO THE**  
**CITY OF FORT WORTH, TARRANT**  
**COUNTY, TEXAS**



**SCALE 1"=40'**