

## EXHIBIT "A"

### RIGHT-OF-WAY VACATION

Being 3,891 square feet of land situated in Block 18, Exchange Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 69, Plat Records of Tarrant County, Texas, also being all of the remainder of a north-south alley, also all of the remainder of an east-west alley, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a PK nail found at the intersection of the east line of the remainder of said north-south alley and the north line of Northwest 24th Street (a called 60' right-of-way), also being the southwest corner of a portion of said north-south alley vacated by City of Fort Worth Ordinance No. 664, and also being the southwest corner of Tract 1, described in deed to FCC West Exchange Owner, LLC, as recorded in Instrument No. D224158114, Deed Records of Tarrant County, Texas (D.R.T.C.T.), from which a 1/2 inch iron rod found at the southeast corner of said Tract 1, also being the intersection of the north line of said Northwest 24th Street and the west line of North Houston Street (a called 80' right-of-way) bears N 89°53'44" E, a distance of 149.74 feet;

**THENCE** N 89°01'29" W, along the north line of said Northwest 24th Street, passing over and across the remainder of said north-south alley, a distance of 10.10 feet to a 1/2 inch iron with cap stamped "CBG SURVEYING" found at the intersection of the west line of the remainder of said north-south alley and the north line of said Northwest 24th Street, also being the southeast corner of a portion of said north-south alley vacated by said City of Fort Worth Ordinance No. 664, also being a southeast corner of Tract 2, described in deed to FCC West Exchange Owner, LLC, as recorded in Instrument No. D224158114, D.R.T.C.T.;

**THENCE** N 00°12'24" W, leaving the north line of said Northwest 24th Street, along the west line of the remainder of said north-south alley, along the east line of said alley vacation, and along the east line of said Tract 2, a distance of 240.13 feet to a 1/2 inch iron with cap stamped "CBG SURVEYING" found at the intersection of the west line of the remainder of said north-south alley and the south line of West Exchange Avenue (a called 60' right-of-way), also being the northeast corner of said alley vacation, and also being the northeast corner of said Tract 2;

**THENCE** S 89°32'44" E, along the south line of said West Exchange Avenue, passing over and across the remainder of said north-south alley, a distance of 9.96 feet to a PK nail found at the intersection of the east line of the remainder of said north-south alley and the south line of said West Exchange Avenue, also being the northwest corner of a portion of said north-south alley vacated by said City of Fort Worth Ordinance No. 664, also being the northwest corner of Tract 3 described in deed to FCC West Exchange Owner, LLC, as recorded in Instrument No. D224158114, D.R.T.C.T.;

**THENCE** S 00°10'05" E, leaving the south line of said West Exchange Avenue, along the east line of the remainder of said north-south alley, along the west line of said alley vacation, and along the west line of said Tract 3, a distance of 90.02 feet to a PK nail found at the intersection of the east line of the remainder of said north-south alley and the north line of the remainder of said east-west alley, also being the southwest corner of said alley vacation, and also being the southwest corner of said Tract 3;

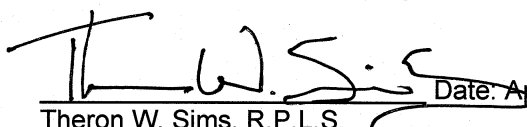
**THENCE** N 89°57'14" E, along the north line of said east-west alley, along the south line of said alley vacation, and along the south line of said Tract 3, at a distance of 95.00 feet, passing the southeast corner of said Tract 3, also being the southwest corner of Tract 7, described in deed to 1959 Fiducia Holdings, LTD, as recorded in Instrument No. D225226207, D.R.T.C.T., continuing along the north line of the remainder of said east-west alley and along the south line of said Tract 7, in all, a distance of 149.81 feet to the intersection of the north line of the remainder of said east-west alley and the west line of said North Houston Street, also being the southeast corner of said Tract 7;

**THENCE** S 01°47'54" E, along the west line of said North Houston Street, passing over and across the remainder of said east-west alley, a distance of 10.02 feet to a 1/2 inch iron rod with cap stamped "CBG SURVEYING" found at the intersection of the south line of the

remainder of said east-west alley and the west line of said North Houston Street, also being the northeast corner of said Tract 1;

**THENCE** S 89°58'55" W, leaving the west line of North Houston Street, along the south line of the remainder of said east-west alley, and along the north line of said Tract 1, a distance of 150.09 feet to the intersection of the south line of the remainder of said east-west alley and the east line of the remainder of said north-south alley, also being the northwest corner of a portion of said north-south alley vacated by said City of Fort Worth Ordinance No. 664, also being the northwest corner of said Tract 1;

**THENCE** S 00°17'21" E, along the east line of the remainder of said north-south alley, and along the west line of said Tract 1, a distance of 140.26 feet to the **POINT OF BEGINNING** and containing 3,891 square feet or 0.089 of an acre of land.

  
Date: April 15, 2026  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887



Surveyed on the ground June 9, 2025

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. All coordinates shown are surface.

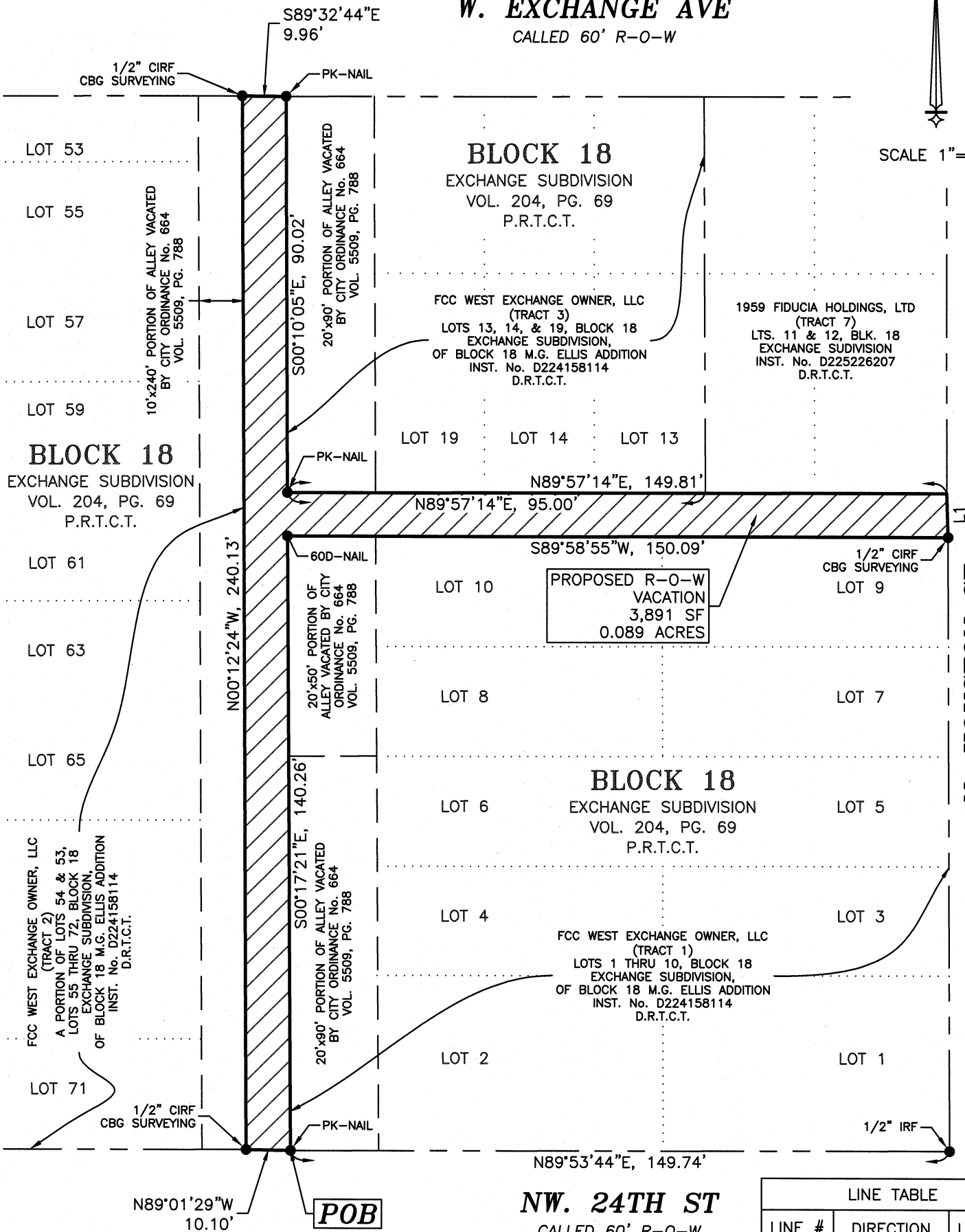
2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch

**W. EXCHANGE AVE**

CALLED 60' R-O-W



SCALE 1"=30'



**PROPOSED R-O-W VACATION**  
3,891 SF  
0.089 ACRES

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°47'54"E	10.02'

- NOTES:**
- 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. All coordinates shown are surface.
  - Integral parts of this survey:
    - Legal Description
    - Sketch

**RIGHT-OF-WAY VACATION**  
**3,891 SQUARE FEET OF LAND**

Being situated in Block 18, Exchange Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 204, Page 69, Plat Records of Tarrant County, Texas, also being all of the remainder of a north-south alley, and also being all of the remainder of an east-west alley.

*[Signature]*  
**THERON W. SIMS, R.P.L.S.**  
 TEXAS REGISTRATION NO. 5887

DATE: APRIL 15, 2026  
 SURVEYED ON THE GROUND  
 JUNE 9, 2025

**teague nail & perkins**  
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