

EXHIBIT "A"

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 a 6.67-foot wide Alley 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, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of said Alley and the southeast corner of Lot 19R, Block 10, Southland Subdivision, as recorded in Cabinet B, Slide 3098, Plat Records, Tarrant County, Texas, being in the west right-of-way line of Southland Avenue (a variable width right-of-way);

THENCE South 00°38'32" East, with the west right-of-way line of said Southland Avenue, a distance of 6.67 feet to a point for the northeast corner of Lot 18, of said Southland Subdivision of Block 10, Field's Welch Addition, and being the southeast corner of said Alley;

THENCE South 89°21'28" West, with the south right-of-way line of said Alley and the north line of said lot 18, a distance of 136.00 feet to a point for the northwest corner of said Lot 18, being in the intersection of said south right-of-way line, with the east right-of-way line of a 12-foot wide Alley as shown on said Southland Subdivision of Block 10, Field's Addition;

THENCE North 00°38'32" West, crossing said 6.67-foot wide Alley, a distance of 6.67 feet to a point for the southwest corner of said Lot 19R, being in the north right-of-way line of said 6.67-foot wide Alley;

THENCE North 89°21'28" East, with the south line of said Lot 19R and the north right-of-way line of said 6.67-foot wide Alley, a distance of 136.00 feet to the POINT OF BEGINNING and containing a calculated area of 907 square feet or 0.020 acre of land.


NOTES: The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.


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

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

B004530.013

PAGE 1 OF 2

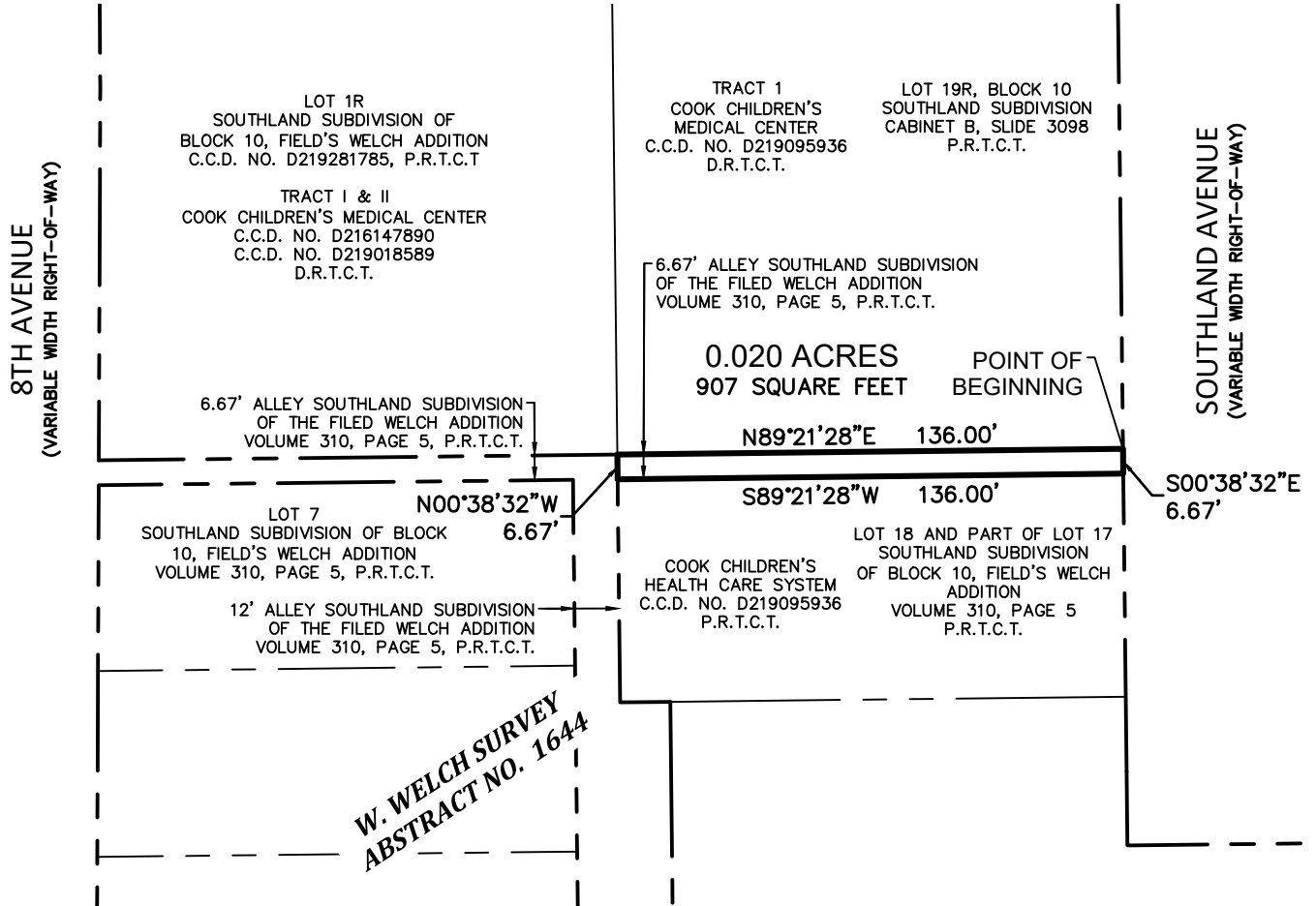
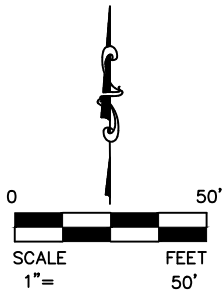

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January 28, 2025


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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



**RIGHT-OF-WAY
VACATION**
6.67' ALLEY
BEING 0.020 ACRE OR 907 SQ. FT.
SITUATED IN
THE W. WELCH SURVEY
ABSTRACT NO. 1644
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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