

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

BEING 0.271 acre of land situated in the SARAH JENNINGS SURVEY, Abstract No. 844, Fort Worth, Tarrant County, Texas, and being a portion of West Vickery Boulevard (a variable width public right-of-way). Said 0.271 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a "Y" cut in concrete found at the Southwest corner of Lot 1, Block 1, Jennings North Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 484, of the Plat Records of Tarrant County, Texas, and said point lying at the intersection of the Southeast right-of-way line of Interstate Highway No. 30 (a variable width public right-of-way) with the North right-of-way line of said West Vickery Boulevard;

THENCE along the South boundary line of said Lot 1 and the North right-of-way line of said West Vickery Boulevard, as follows:

1. N 89° 12' 50" E 973.49 feet, to a "Y" cut in concrete found at the most Southerly Southeast corner of said Lot, and said point lying at the Southeast corner of a 9-foot-wide portion of West Vickery Boulevard previously vacated by City Ordinance No. 10897;
2. N 00° 47' 10" W 9.00 feet, to a "Y" cut in concrete found in the South boundary line of said Lot 1, Block 1, and the East boundary line of said City Ordinance No. 10897, to a "Y" cut in concrete found in the South boundary line of said Lot 1, Block 1;
3. N 89° 12' 33" E 295.24 feet, to an "X" cut in concrete set at the Southeast corner of Lot 1, Block 2, Hemphill Lamar Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D216055664, of the Official Public Records of Tarrant County, Texas, and said point lying in the West right-of-way line Hemphill Street (a 120' wide public right-of-way);

THENCE severing said West Vickery Boulevard, as follows:

1. SOUTHWESTERLY 17.03 feet, along a non-tangent curve to the right, having a radius of 512.96 feet, a central angle of 01° 54' 08", and a chord bearing S 00° 40' 01" W 17.03 feet, to an "X" cut in concrete set at the intersection of the West right-of-way line of said Hemphill Street with the North right-of-way line of the aforesaid West Vickery Boulevard;
2. S 89° 13' 00" W 900.98 feet, to an "X" cut in concrete set;
3. N 89° 58' 27" W 367.35 feet, to an "X" cut in concrete set;
4. N 00° 47' 10" W 2.75 feet, to the POINT OF BEGINNING containing 0.271 acre (11,816 square feet) of land.

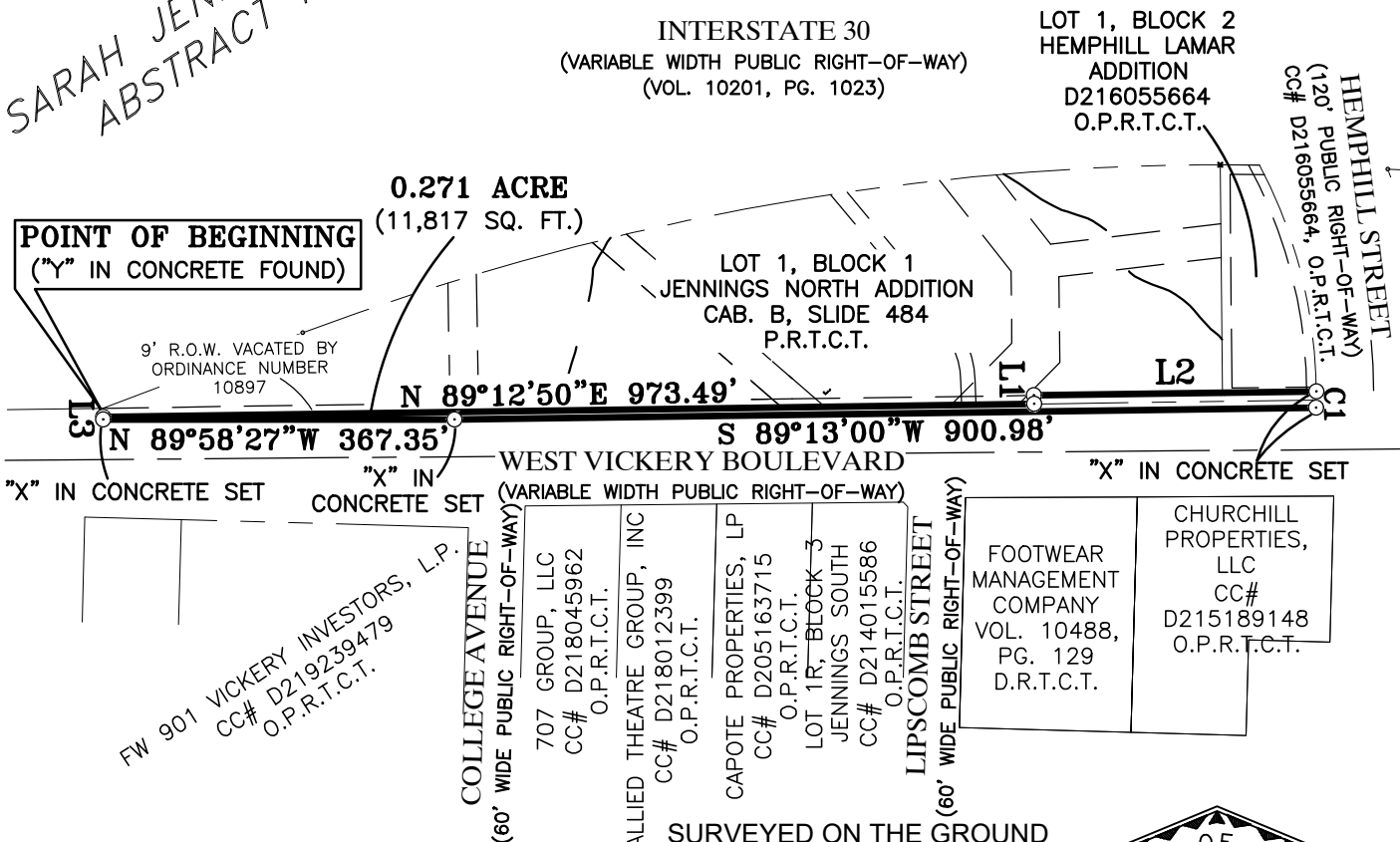
Bearing Base: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

EXHIBIT "B"

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	512.96'	17.03'	1°54'08"	17.03'	S 00°40'01" W

Course	Bearing	Distance
L1	N 00°47'10" W	9.00'
L2	N 89°12'33" E	295.24'
L3	N 00°47'10" W	2.75'

SARAH JENNINGS SURVEY
ABSTRACT NO. 844



BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

SURVEYED ON THE GROUND
NOVEMBER 20, 2023

Chris L. Blevins
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LAND SURVEYOR
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**RIGHT OF WAY
ABANDONMENT MAP**
OF
0.271 ACRE OF LAND
LOCATED IN
THE SARAH JENNINGS SURVEY,
ABSTRACT No. 844
TARRANT COUNTY, TEXAS

NORTH

SCALE 1"=200'