

EXHIBIT ' _ '

PROPERTY DESCRIPTION

BEING a tract of land situated in the S.G. Jennings Survey, Abstract No. 844, City of Fort Worth, Tarrant County, Texas, being that portion of Cooper Street and 7th Avenue as shown on plat for Grandview Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 29, Plat Records, Tarrant County, Texas and plat for Cook Children's Medical Center Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D211238238, Plat Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of Cooper Street (a variable width right-of-way), in the north line of Lot 30-R, Block 9, Grandview Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-204, Page 8, Plat Records, Tarrant County, Texas and the northwest corner of said Lot 30-R, Block 9, bears South 89°33'25" West, a distance of 53.64 feet to a point in the east right-of-way line of 8th Avenue (a variable width right-of-way line);

THENCE North 00°26'35" West, departing the south right-of-way line of said Cooper Street and crossing said Cooper Street, a distance of 75.00 feet to a point in the north right-of-way line of said Cooper Street for the most westerly southwest corner of Lot A-R, Block 1, Cook Children's Medical Center Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D221023867, Plat Records, Tarrant County, Texas;

THENCE North 89°33'25" East, with the north right-of-way line of said Cooper Street, a distance of 375.92 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 82°55'54", a radius of 33.20 feet and a chord bearing and distance of North 48°10'41" East - 43.96 feet;

THENCE with said non-tangent curve to the left in a northeasterly direction, an arc length of 48.05 feet to a point;

THENCE North 89°29'05" East, a distance of 55.79 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 83°44'50", a radius of 33.40 feet and a chord bearing and distance of South 49°13'29" East - 44.59 feet;

THENCE with said non-tangent curve to the left in a southeasterly direction, an arc length of 48.82 feet to a point;

THENCE North 89°03'05" East, a distance of 10.02 feet to a point;

THENCE South 00°26'35" East, a distance of 89.84 feet to a point;

THENCE South 89°33'25" West, a distance of 17.72 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 41°29'18", a radius of 34.25 feet and a chord bearing and distance of South 55°34'03" West - 24.26 feet;

THENCE with said non-tangent curve to the left in a southwesterly direction, an arc length of 24.80 feet to a point in the east right-of-way line of 7th Avenue (a variable width right-of-way) and in a west line of said Lot A-R, Block 1, Cook Children's Medical Center Addition;

THENCE South 00°00'30" West, with the east right-of-way line of said 7th Avenue, a west line of said Lot A, Block 1, Cook Children's Medical Center Addition, a distance of 237.84 feet to a point for the beginning of a curve to the left having a central angle of 90°25'45", a radius of 20.00 feet and a chord bearing and distance of South 45°12'14" East - 28.39 feet;

PROPERTY DESCRIPTION CONTINUES ON THE FOLLOWING PAGE

B004530.013

PAGE 1 OF 3

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

NOVEMBER 20, 2024



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

RIGHT-OF-WAY VACATION

COOPER STREET AND 7TH AVENUE
BEING 1.353 ACRES OR 58,921 SQ. FT.
SITUATED IN
THE S. JENNINGS SURVEY, ABSTRACT
NO. 844, AND IN THE W. WELCH
SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT ' _ '

PROPERTY DESCRIPTION CONTINUED FROM THE PREVIOUS PAGE

THENCE with said curve to the left in a southeasterly direction, an arc length of 31.57 feet to a point in the north right-of-way line of W. Terrell Avenue (a variable width right-of-way);

THENCE South 86°57'37" West, departing the east right-of-way line of said 7th Avenue, with the north right-of-way line of said W. Terrell Avenue, a distance of 76.12 feet to a point for the southeast corner of Lot 38, Block 9, of said Grandview Addition and in the west right-of-way line of said 7th Avenue;

THENCE North 00°26'35" West, departing the north right-of-way line of said W. Terrell Avenue, with the west right-of-way line of said 7th Avenue and the east line of said Lot 38, Block 9, Grandview Addition, a distance of 213.07 feet to a point;

THENCE South 89°33'25" West, continuing with the west right-of-way line of said 7th Avenue, a distance 4.79 feet to a point;

THENCE North 00°26'35" West, continuing with the west right-of-way line of said 7th Avenue, a distance of 45.05 feet to a point for the beginning of a non-tangent curve to the left having a central angle of 07°57'47", a radius of 57.00 feet and a chord bearing and distance of North 20°30'33" West – 7.92 feet;

THENCE with said non-tangent curve to the left in a northwesterly direction, an arc length of 7.92 feet to a point for the beginning of a compound curve to the left having a central angle of 38°26'04", a radius of 21.12 feet and a chord bearing and distance of North 48°37'08" West – 13.91 feet;

THENCE with said compound curve to the left in a northwesterly direction, an arc length of 14.17 feet to a point in the south right-of-way line of said Cooper Street;

THENCE South 89°33'25" West, with the south right-of-way line of said Cooper Street, a distance of 57.13 feet to a point;

THENCE North 00°26'35" West, continuing with the south right-of-way line of said Cooper Street, a distance of 15.17 feet to a point;

THENCE South 89°33'25" West, continuing with the south right-of-way line of said Cooper Street, a distance of 337.50 feet to the POINT OF BEGINNING and containing a calculated area of 58,921 square feet or 1.353 acres of land.

B004530.013

PAGE 2 OF 3

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

NOVEMBER 20, 2024



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

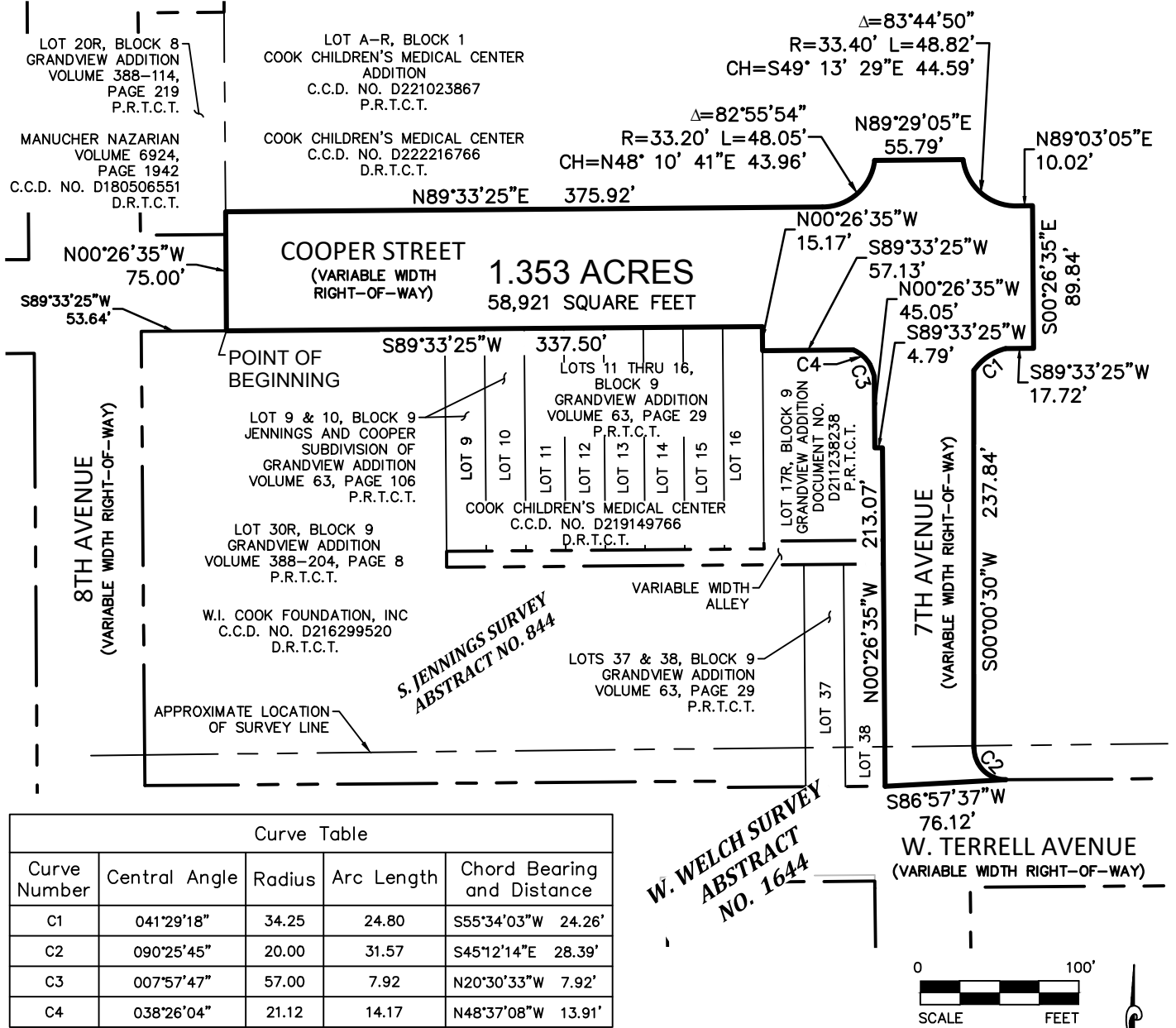
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

RIGHT-OF-WAY VACATION

COOPER STREET AND 7TH AVENUE
BEING 1.353 ACRES OR 58,921 SQ. FT.
SITUATED IN
THE S. JENNINGS SURVEY, ABSTRACT
NO. 844, AND IN THE W. WELCH
SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT '___'



D.R.T.C.T. = Deed Records of Tarrant County, Texas
P.R.T.C.T. = Plat Records of Tarrant County, Texas
Subject tract property corners are all 5/8" iron rods with caps stamped "DUNAWAY ASSOC."
(unless otherwise noted)

B004530.013

PAGE 3 OF 3

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

NOVEMBER 20, 2024



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

RIGHT-OF-WAY VACATION

COOPER STREET AND 7TH AVENUE
BEING 1.353 ACRES OR 58,921 SQ. FT.
SITUATED IN
THE S. JENNINGS SURVEY, ABSTRACT
NO. 844, AND IN THE W. WELCH
SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS