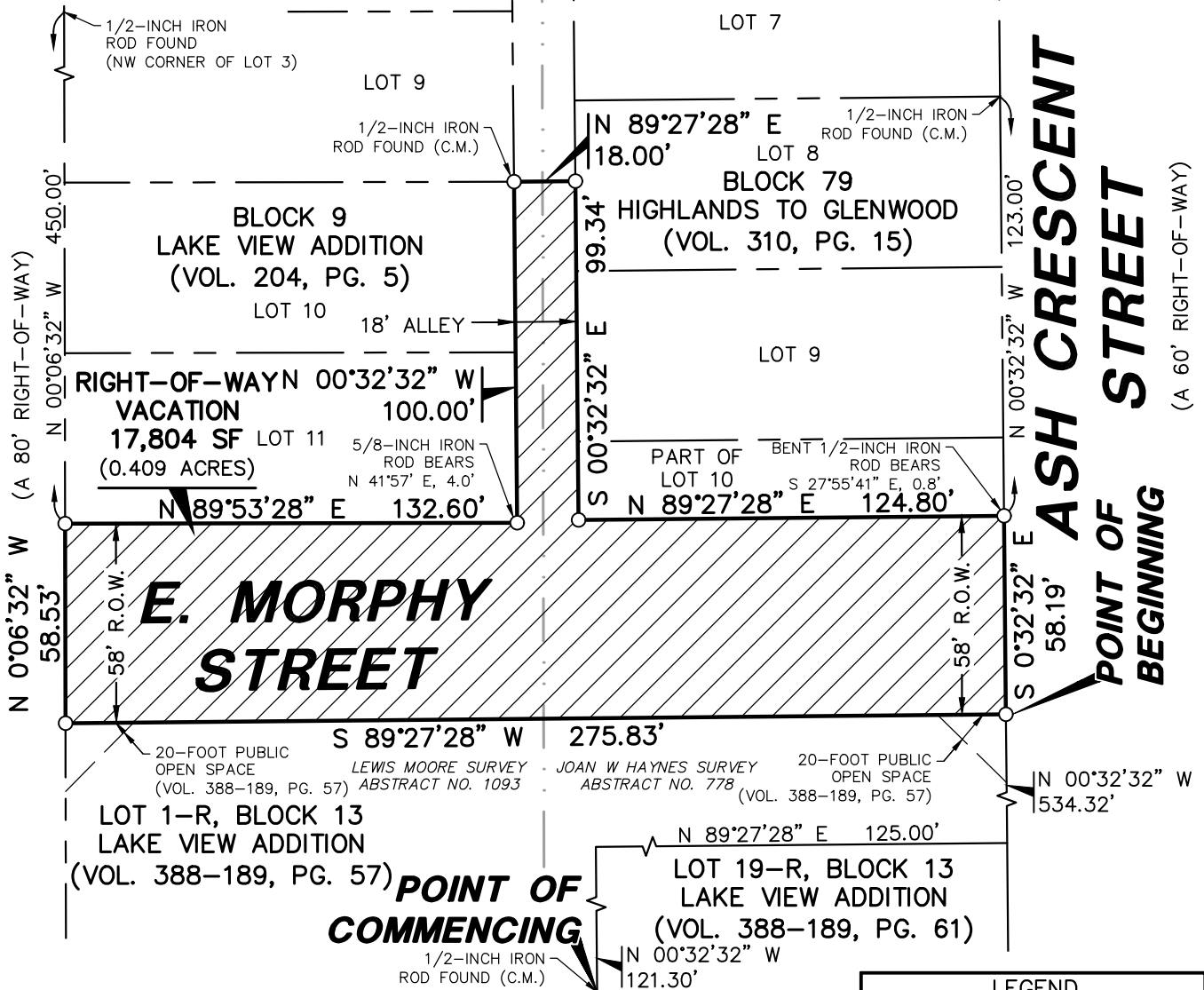


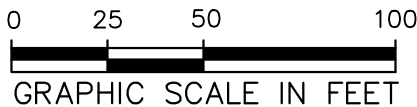
EXHIBIT "A"

S RIVERSIDE DRIVE



MADDOX AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

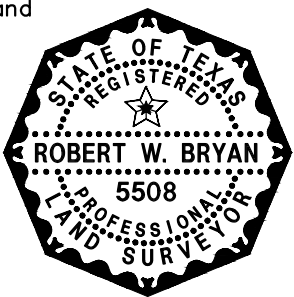
LEGEND	
---	PROPERTY LINE
- - -	VACATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Robert W. Bryan 11/19/2020
Robert W. Bryan Date

Registered Professional Land Surveyor No. 5508



- NOTES:
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 18, 2020 with a combined scale factor of 1.00012.

RIGHT-OF-WAY VACATION

PART OF E. MORPHY STREET AND PART OF A 18-FOOT WIDE ALLEY JOAN W HAYNES SURVEY ABSTRACT NO. 778 AND THE LEWIS MOORE SURVEY ABSTRACT NO. 1093, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PAGE 3 OF 3

Pacheco Koch 4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RMT	RWB	1"=50'	SEP. 2020	4519-20.459

EXHIBIT "A"
RIGHT-OF-WAY VACATION

Part of E. Morphy Street and Part of a 18-Foot Wide Alley
Joan W Haynes Survey Abstract No. 778 and The Lewis Moore Survey Abstract No. 1093
City of Fort Worth, Tarrant County, Texas

DESCRIPTION, of a 17,804 square foot (0.409 acre) tract of land situated in the Joan W. Haynes Survey Abstract No. 778 and the Lewis Moore Survey Abstract No. 1093, City of Fort Worth, Tarrant County, Texas; said tract being part of E. Morphy Street and part of an 8-foot alley dedication east of Lot 10 and Lot 11, Block 9 of Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 204, Page 5, of the Plat Records of Tarrant County, Texas; and being part of a 10-foot alley dedication west of Lots 8, 9, and 10, Block 79 and part of Lot 10 and all of Lot 11 (now in use as Morphy Street), Block 79 Highlands to Glenwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 15 of said Plat Records; said tract also being all of the 5-foot right-of-way dedication for Morphy Street according to the plat of Lot 1-R, Block 13, Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-189, Page 57 of said Plat Records; said 17,804 square foot tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 18, 2020 with a combined scale factor of 1.00012):

COMMENCING, at a 1/2-inch iron rod found in the north right-of-way line of Maddox Avenue (a variable width right-of-way); said point being the most southerly southeast corner of said Lot 1-R, Block 13, Lake View Addition and the southwest corner of Lot 19-R, Block 13, Lake View Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-189, Page 61 of said Plat Records;

THENCE, North 00 degrees, 32 minutes, 32 seconds West, departing the said north line of Maddox Avenue and along the east line of said Lot 1-R and the west line of said Lot 19-R, a distance of 121.30 feet to an interior corner of said Lot 1-R and the northwest corner of said Lot 19-R;

THENCE, North 89 degrees, 27 minutes, 28 seconds East, along the south line of said Lot 1-R and the north line of said Lot 19-R, a distance of 125.00 feet to a point in the west right-of-way line of Ash Crescent Street (a 60-foot wide right-of-way); said point being the most easterly southeast corner of said Lot 1-R and the northeast corner of said Lot 19-R;

THENCE, North 00 degrees, 32 minutes, 32 seconds West, along the said west line of Ash Crescent Street and the east line of said Lot 1-R, a distance of 534.32 feet to the **POINT OF BEGINNING**; said point being the intersection of the said west line of Ash Crescent Street and the south right-of-way line of said E. Morphy Street; said point also being the northeast corner of said Lot 1-R;

THENCE, South 89 degrees, 27 minutes, 28 seconds West, along the said south line of E. Morphy Street and the north line of said Lot 1-R, a distance of 275.83 feet to a point for corner at the intersection of the said south line of E. Morphy Street and the east right-of-way line of S Riverside Drive (a 80-foot wide right-of-way); said point being the northwest corner of said Lot 1-R;

THENCE, North 00 degrees, 06 minutes, 32 seconds West, a distance of 58.53 feet to a point for corner at the intersection of the north right-of-way line of E. Morphy Street and the said east line of S Riverside Drive; said point being the southwest corner of Lot 11, of said Block 9, Lake View Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 204, Page 5 of said Plat Records; from said point a 1/2-inch iron rod found for the northwest corner of Lot 3 in said Block 9 bears North 00 degrees, 06 minutes, 32 seconds West, a distance of 450.00 feet;

THENCE, North 89 degrees, 53 minutes, 28 seconds East, along the said north line of E. Morphy Street and the south line of said Lot 11, a distance of 132.60 feet to a point for corner at the intersection of the said north line of E. Morphy Street and the west line of said 18-foot wide alley; said point being the southeast corner of said Lot 11; from said point a 5/8-inch iron rod found bears North 41 degrees, 57 minutes East, a distance of 4.0 feet;

EXHIBIT "A"
RIGHT-OF-WAY VACATION

Part of E. Morphy Street and Part of a 18-Foot Wide Alley
Joan W Haynes Survey Abstract No. 778 and The Lewis Moore Survey Abstract No. 1093
City of Fort Worth, Tarrant County, Texas

THENCE, North 00 degrees, 32 minutes, 32 seconds West, along the said west line of the 18-foot wide alley and the east line of said Block 9, a distance of 100.00 feet to a 1/2-inch iron of found for corner; said point being the northeast corner of Lot 10 of said Block 9 and the southeast corner of Lot 9 of said Block 9;

THENCE, North 89 degrees, 27 minutes, 28 seconds East, departing the said west line of the 18-foot wide alley and said the east line of Block 9, a distance of 18.00 feet to a point for corner in the east line of said 18-foot wide alley and the west line of Lot 8, of said Block 79, Highlands to Glenwood, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 310, Page 15 of said Plat Records;

THENCE, South 00 degrees, 32 minutes, 32 seconds East, along the said east line of the 18-foot wide alley and the west line of said Block 79, a distance of 99.34 feet to a point for corner at the intersection of the said east line of the 18-foot wide alley and the said north line of E. Morphy Street;

THENCE, North 89 degrees, 27 minutes, 28 seconds East, along the said north line of E. Morphy Street, a distance of 124.80 feet to a point for corner at the intersection of the said west line of Ash Crescent Street and the said north line of E. Morphy Street; from said point a 1/2-inch iron rod found for the northeast corner of Lot 8 in said Block 79 bears North 00 degrees, 32 minutes, 32 seconds West, a distance of 123.00 feet;

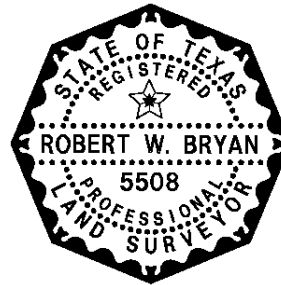
THENCE, South 00 degrees, 32 minutes, 32 seconds East, a distance of 58.19 feet to the **POINT OF BEGINNING**;

CONTAINING: 17,804 square feet or 0.409 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the vacation tract described.

Robert W. Bryan 11/19/2020
Robert W. Bryan Date
Registered Professional Land Surveyor No. 5508
Pacheco Koch Consulting Engineers, Inc.
4060 Bryant Irvin Road, Fort Worth, TX 76109
(817) 412-7155
TX Reg. Surveying Firm LS-10008001



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