

EXHIBIT ' _ '

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 W. Terrell 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, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of Lot 1R, Southland Subdivision of Block 10, Field's Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D219281785, Plat Records, Tarrant County, Texas, in the south right-of-way line of W. Terrell Avenue (a variable width right-of-way) and in the east right-of-way line of 8th Avenue (a variable width right-of-way);

THENCE North 00°36'00" West, departing the south right-of-way line of said W. Terrell Avenue and with the east right-of-way line of said 8th Avenue, a distance of 65.73 feet to a point for the southwest corner 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 in the north right-of-way line of said W. Terrell Avenue;

THENCE North 89°33'25" East, with the north right-of-way line of said W. Terrell Avenue, a distance of 361.12 feet to a point;

THENCE South 00°26'35" East, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 4.00 feet to a point;

THENCE North 89°33'25" East, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 105.00 feet to a point;

THENCE North 86°57'37" East, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 76.12 feet to a point;

THENCE North 89°35'03" East, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 422.40 feet to a point;

THENCE South 88°53'36" East, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 23.82 feet to a point;

THENCE South 00°26'35" East, departing the north right-of-way line of said W. Terrell Avenue and crossing said W. Terrell Avenue, a distance of 76.60 feet to a point in the south right-of-way line of said W. Terrell Avenue;

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

W. TERRELL AVENUE
BEING 1.489 ACRES OR 64,865 SQ. FT.
SITUATED IN
THE W. WELCH SURVEY, ABSTRACT
NO. 1644
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXHIBIT ' _ '

PROPERTY DESCRIPTION CONTINUED FROM THE PREVIOUS PAGE

THENCE North 45°26'35" West, with the south right-of-way line of said W. Terrell Avenue, a distance of 14.14 feet to a point;

THENCE South 89°32'41" West, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 519.09 feet to a point;

THENCE North 00°38'32" West, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 4.37 feet to a point;

THENCE South 89°36'08" West, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 131.00 feet to a point;

THENCE South 88°22'12" West, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 55.01 feet to a point;

THENCE South 89°21'28" West, continuing with the north right-of-way line of said W. Terrell Avenue, a distance of 273.09 feet to the POINT OF BEGINNING and containing a calculated area of 64,865 square feet or 1.489 acres of land.

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PAGE 2 OF 3

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metes and bounds description.

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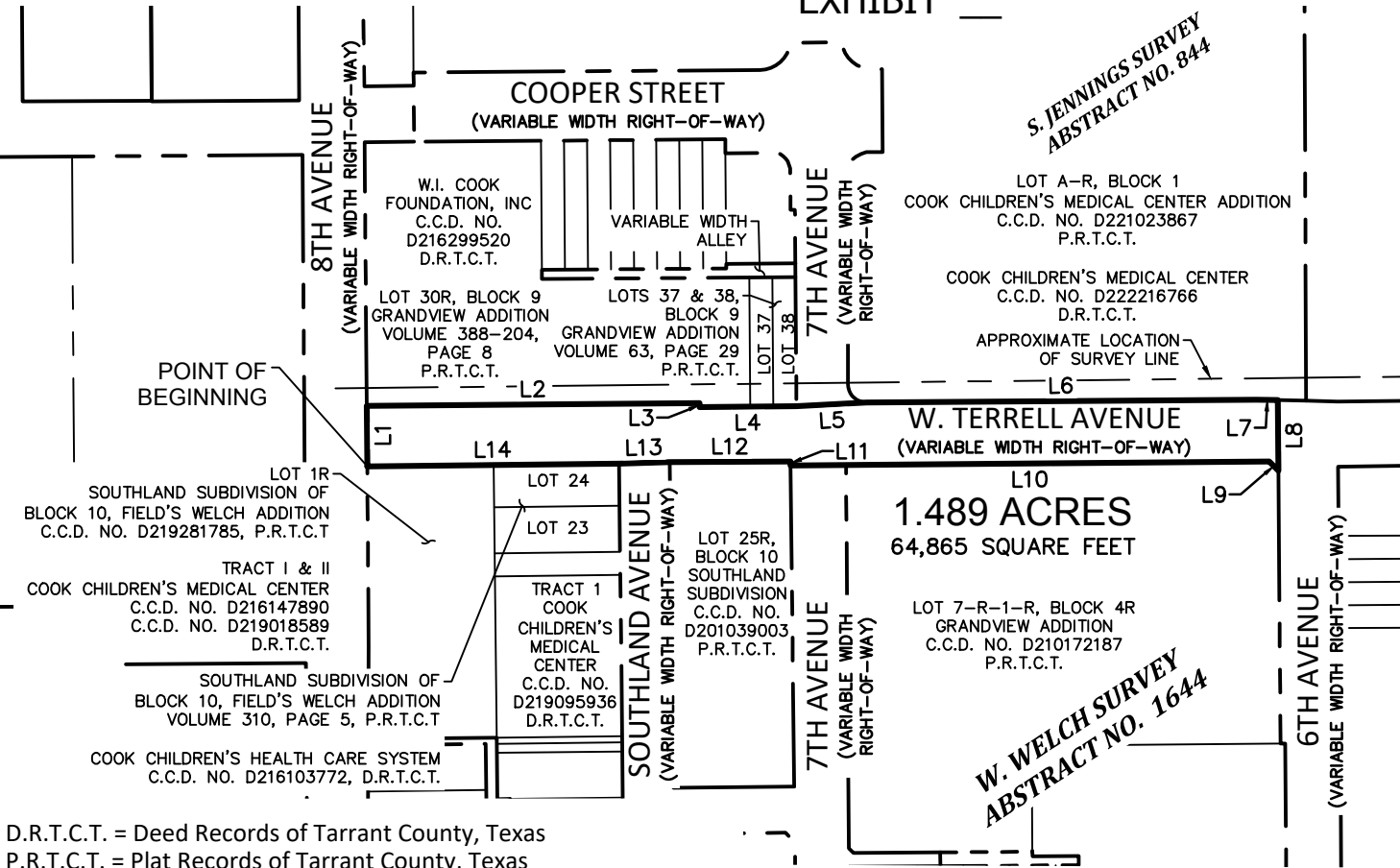
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TARRANT COUNTY, TEXAS

PLOTTED BY: Brandon Bullard ON: Wednesday, November 20, 2024 AT: 9:48 AM FILEPATH: P:\004500\4530\013\Survey\Drawings\East of 8th\B004530.013 W Terrell Vacation Exhibit.dwg

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Line Table		
Line Number	Bearing	Distance
L1	N00°36'00"W	65.73'
L2	N89°33'25"E	361.12'
L3	S00°26'35"E	4.00'
L4	N89°33'25"E	105.00'
L5	N86°57'37"E	76.12'
L6	N89°35'03"E	422.40'
L7	S88°53'36"E	23.82'
L8	S00°26'35"E	76.60'
L9	N45°26'35"W	14.14'
L10	S89°32'41"W	519.09'
L11	N00°38'32"W	4.37'
L12	S89°36'08"W	131.00'
L13	S88°22'12"W	55.01'
L14	S89°21'28"W	273.09'

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)

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PAGE 3 OF 3

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date accompanies this plat.

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