

EXHIBIT "A"

BEING a 0.1612 acre tract of land located in the Adam Vogt Survey, Abstract No. 1587, City of Fort Worth, Tarrant County, Texas, said 0.1612 acre tract of land being a portion of a variable width public right-of-way known as 30th Street, said right-of-way being dedicated to the **CITY OF FORT WORTH**, by the plats thereof filed for record in Volume 106, Page 112, and Volume 309, Page 60, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said 0.1612 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on the north right-of-way line of the said 30th Street, same being the south lot line of Lot 1, Block 30, Worth Hills Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 309, Page 60, P.R.T.C.T., said beginning point being South 89°27'03" East, a distance of 85.05 feet from the southwest lot corner of said Lot 1;

THENCE South 89°27'03" East, along the said north right-of-way line and along the said south lot line, at a distance of 54.95 feet passing a point for corner from which a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOC." found at the south property corner of a called 0.017 acre tract of land conveyed to the City of Fort Worth, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D213190305, Official Public Records, Tarrant County, Texas, said point for corner being at the southeast lot corner of said Lot 1, same being at the intersection of the said north right-of-way line and the west right-of-way line of Prairie Avenue (being a variable width public right-of-way, a portion of said right-of-way being dedicated by the said plat of Worth Hills Addition), and continuing along a prolongation of the said north right-of-way line, in all a total distance of 110.00 feet to an iron rod set at the northeast property corner of the herein described tract of land, from which the southwest lot corner of Lot 1, Block 31 of said Worth Hills Addition bears South 89°27'03" East, a distance of 4.95 feet;

THENCE South 00°31'55" West, over and across the said 30th Street, a distance of 63.84 feet to an iron rod set at on the south right-of-way line of the said 30th Street, same being at the northeast lot corner of Lot 11, Block 10, Johnson's Addition to Rosen Heights, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 106, Page 112, P.R.T.C.T.;

THENCE North 89°28'05" West, along the said south right-of-way line of 30TH Street and along the north lot line of said Lot 11, a distance of 110.00 feet to an iron rod set at the northwest lot corner of said Lot 11, same being at the intersection of the said south right-of-way line with the east right-of-way line of Prairie Avenue (being a 60 feet wide public right-of-way, a portion of said right-of-way being dedicated by the said plat of Johnson's Addition to Rosen Heights);

THENCE North 00°31'55" East, departing the said lot line and the said south right-of-way line, over and across the said 30th Street, a distance of 63.87 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1612 acres (7,024 square feet)** of land, more or less.

NOTE: The bearings recited hereinabove are on a local coordinate system, based on NAD83(2011) Texas North Central Zone (4202), derived from GPS RTK observations using the North Central Texas VRS Network.

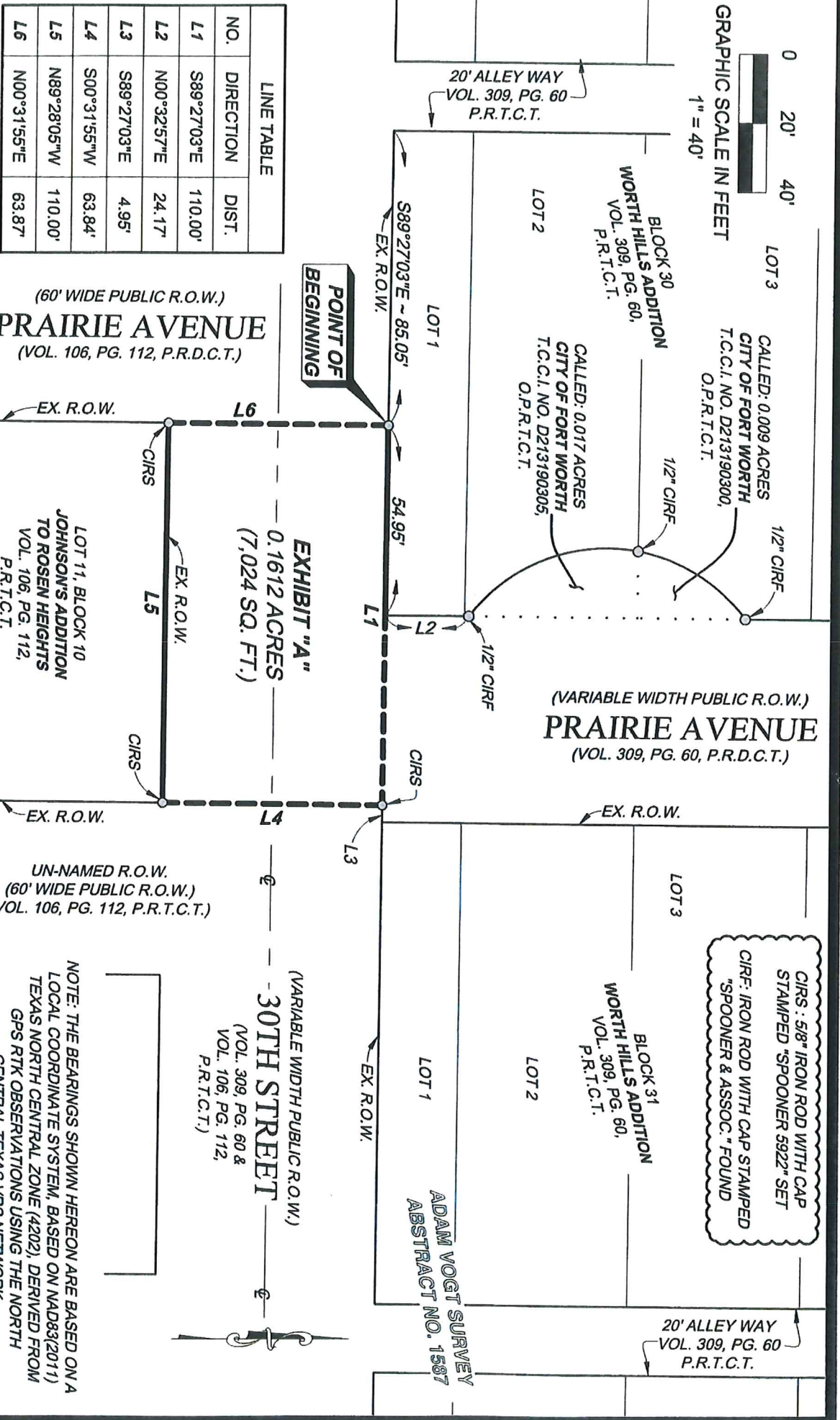
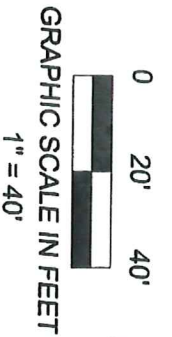
I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the property described herein.



Eric S. Spooner, RPLS
Texas Registration No. 5922
TBPLS Firm No. 10054900

6-12-19
Date





LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°27'03"E	110.00'
L2	N00°32'57"E	24.17'
L3	S89°27'03"E	4.95'
L4	S00°31'55"W	63.84'
L5	N89°28'05"W	110.00'
L6	N00°31'55"E	63.87'

(60' WIDE PUBLIC R.O.W.)
PRAIRIE AVENUE
 (VOL. 106, PG. 112, P.R.D.C.T.)

(VARIABLE WIDTH PUBLIC R.O.W.)
PRAIRIE AVENUE
 (VOL. 309, PG. 60, P.R.D.C.T.)

UN-NAMED R.O.W.
 (60' WIDE PUBLIC R.O.W.)
 (VOL. 106, PG. 112, P.R.T.C.T.)

(VARIABLE WIDTH PUBLIC R.O.W.)
30TH STREET
 (VOL. 309, PG. 60 & VOL. 106, PG. 112, P.R.T.C.T.)

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM, BASED ON NAD83(2011) TEXAS NORTH CENTRAL ZONE (4202), DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH CENTRAL TEXAS VRS NETWORK.

CIRS : 5/8" IRON ROD WITH CAP
 STAMPED "SPOONER 5922" SET
 CIRS - IRON ROD WITH CAP STAMPED
 "SPOONER & ASSOC." FOUND

EXHIBIT "A"
 LOVING AVENUE CULVERT &
 CHANNEL IMPROVEMENTS
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

PROPERTY: 30TH STREET RIGHT-OF-WAY
 1643 ROW VACATION.dwg
 PROPERTY ACREAGE: 0.1612 ACRES
 DRAWN BY: C. REEDER CHECKED BY: E. SPOONER

SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900

PAR. 1 ~ C.O.F.W. ~ EXH "A" ~ PG. 2 of 2

STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 ERIC S. SPOONER
 NO. 5922
 6-12-19