

EXHIBIT 'A'

PROPERTY DESCRIPTION

BEING a tract of land situated in the William Welch Survey, Abstract No. 1644, Tarrant County, Texas, and being that portion of a 12 foot alley as dedicated by Southland Subdivision of Block 10, Field's Welch Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 310, Page 5, Plat Records of Tarrant County, Texas (P.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for the southwest corner of Lot 19R, Block 10, Southland Subdivision, an addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 3098, P.R.T.C.T., said point being the intersection of the east line of said 12 foot alley with the north line of a 6.67 foot alley as dedicated by said Southland Subdivision of Block 10, Field's Welch Addition, and from which a found "X" cut for the southeast corner of said Lot 19R bears North 89 degrees 21 minutes 28 seconds East, a distance of 136.00 feet;

THENCE South 89 degrees 21 minutes 28 seconds West, crossing said 12 foot alley with the north line of said 6.67 foot alley, a distance of 12.00 feet to a found 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC. LP" (hereinafter called "with cap") for the southeast corner of Lot 6, of said Southland Subdivision, being the intersection of the west line of said 12 foot alley with the north line of said 6.67 foot alley, and from which a found 5/8-inch iron rod with cap for the southwest remainder corner of Lot 6, of said Southland Subdivision, bears South 89 degrees 21 minutes 28 seconds West, a distance of 127.45 feet;

THENCE North 00 degrees 38 minutes 32 seconds West, with the common west line of said 12 foot alley and the east line of Lots 6, 5, 4, 3, 2, and 1, of said Southland Subdivision, a distance of 295.66 feet to a found 5/8-inch iron rod with cap for the northeast remainder corner of said Lot 1, and being the intersection of the west line of said 12 foot alley with the south right-of-way line of W. Terrell Avenue (variable width), and from which a found 5/8-inch iron rod with cap for the northwest remainder corner of said Lot 1 bears South 89 degrees 21 minutes 28 seconds West, a distance of 125.09 feet;

THENCE North 89 degrees 21 minutes 28 seconds East, crossing said 12 foot alley with the south right-of-way line of said W. Terrell Avenue, a distance of 12.00 feet to a point for the northwest remainder corner of Lot 24, of said Southland Subdivision, and being on the east line of said 12 foot alley;

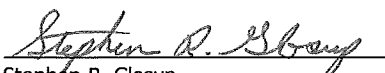
THENCE South 00 degrees 38 minutes 32 seconds East, with the common east line of said 12 foot alley and the west lines of Lots 24, 23, and 22, of said Southland Subdivision, and the west line of said Lot 19R, a distance of 295.66 feet to the POINT OF BEGINNING and containing 3,548 square feet or 0.081 acres of land.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

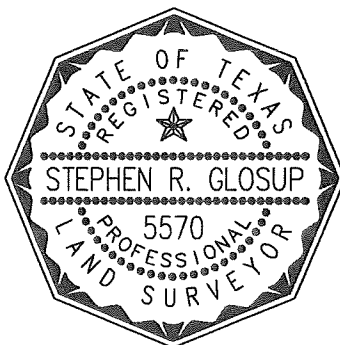
A drawing of even date accompanies this metes and bounds description.

B004530.005

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July 2, 2019


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FIRM REGISTRATION 10098100



ALLEY VACATION EXHIBIT

0.081 ACRES OR 3,548 SQUARE FEET
OF
12' ALLEY

SOUTHLAND SUBDIVISION OF BLOCK
10, FIELD'S WELCH ADDITION
VOLUME 310, PAGE 5, P.R.T.C.T.
SITUATED IN THE WILLIAM WELCH
SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PLOTTED BY: Steve Glosup ON: Tuesday, July 02, 2019 AT: 4:38 PM FILEPATH: G:\Production\4000_004500_4530\005\Survey\Drawings\B004530.005 Southland Subdivision Block 10 Alley Vacation.dwg

EXHIBIT 'A'

W. TERRELL AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

N89°21'28"E
12.00'



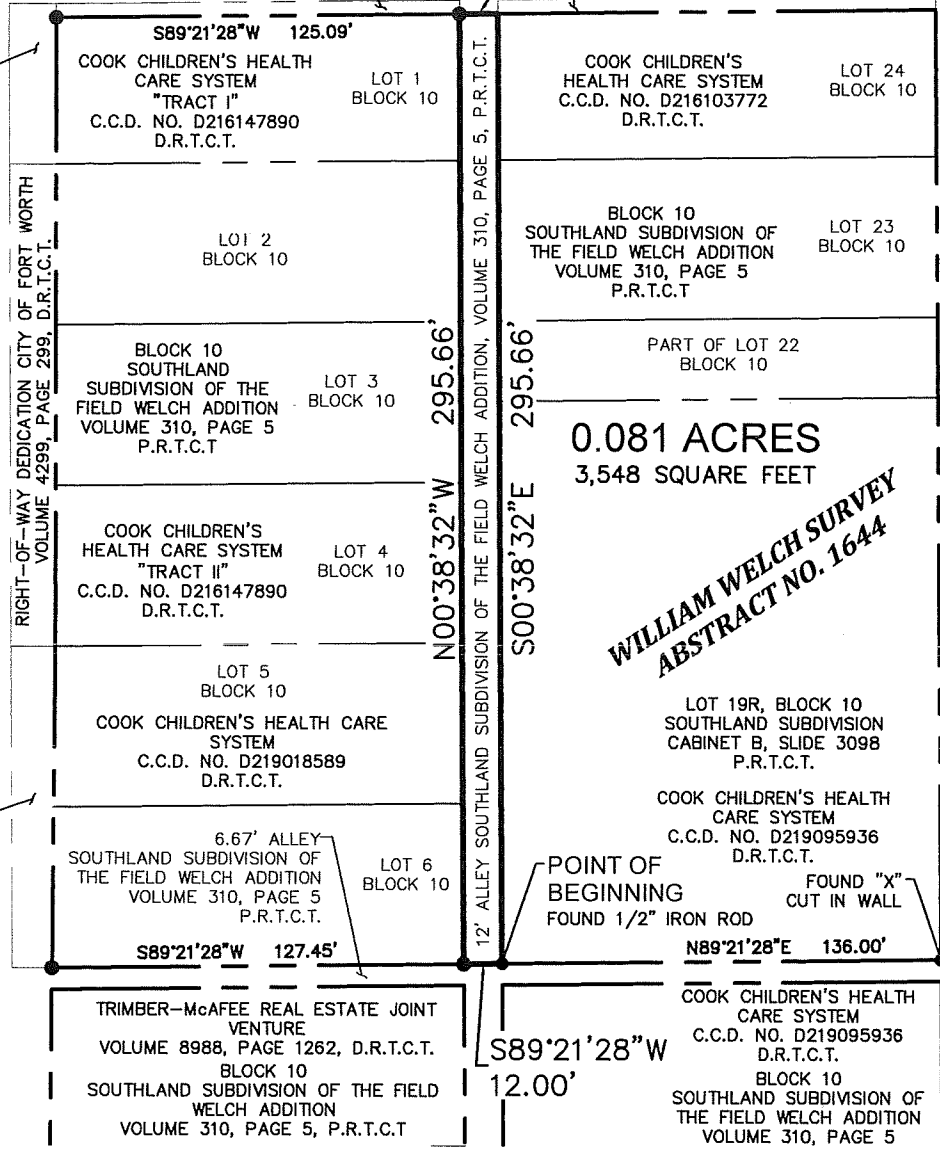
RIGHT-OF-WAY DEDICATION
CITY OF FORT WORTH
VOLUME 4284, PAGE 551
D.R.T.C.T.

8TH AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

RIGHT-OF-WAY DEDICATION
CITY OF FORT WORTH
VOLUME 4224, PAGE 23
D.R.T.C.T.

RIGHT-OF-WAY DEDICATION
CITY OF FORT WORTH
VOLUME 6365, PAGE 127, D.R.T.C.T.

RIGHT-OF-WAY DEDICATION
CITY OF FORT WORTH
VOLUME 6378, PAGE 852, D.R.T.C.T.



SOUTHLAND AVENUE
(55 FOOT WIDTH RIGHT-OF-WAY)

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999880014 was used for this project.

D.R.T.C.T. = Deed Records of Tarrant County, Texas

P.R.T.C.T. = Plat Records of Tarrant County, Texas

● = Found 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC. LP" (unless otherwise noted)

B004530.005

PAGE 2 OF 2

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

JULY 2, 2019

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

ALLEY VACATION EXHIBIT
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