

EXHIBIT "A"
RIGHT-OF-WAY VACATION

Exhibit A

23,888 Square Feet or 0.5484 Acres
situated in the Robert Cross Survey, Abstract Number 304
City of Fort Worth, Tarrant County, Texas

BEING a tract of land situated in the Robert Cross Survey, Abstract Number 304, City of Fort Worth, Tarrant County, Texas, being a portion of Gross Street and Irion Street (60-foot right-of-ways, dedicated by the plat of The Page Company's East Side Addition, Second Filing, recorded in Volume 309, Page 3, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.)), same being a portion of a tract of land described as Parcel 2 to Beach Street Industrial, L.L.C., recorded in Document Number D225228844, O.P.R.T.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with a cap stamped "HALFF" (herein after referenced as "HALFF MONUMENT") found in the west right-of-way line of Beach Street (variable width right-of-way), recorded in Volume 3148, Page 474 (Document Number D157055408), O.P.R.T.C.T., the south line of said Parcel 2, and the approximate north bank of the Trinity River;

THENCE North 48 degrees 37 minutes 20 seconds East, with the west right-of-way line of Beach Street, a distance of 39.25 feet to the west line of said Gross Street and the **POINT OF BEGINNING** for the southwest corner of the herein described tract;

THENCE over and across Parcel 2 the courses as follows:

North 00 degrees 10 minutes 02 seconds East, with the west right-of-way line of Gross Street, a distance of 347.60 feet to the northwest intersection corner of Gross Street and said Irion Street for the northwest corner of the herein described tract;

North 88 degrees 54 minutes 02 seconds East, with the north right-of-way line of Irion Street, a distance of 156.28 feet to the west right-of-way line of Beach Street for the northernmost northeast corner of the herein described tract in a curve to the right having a central angle of 02 degrees 41 minutes 45 seconds, a radius of 1,352.40 feet, and a chord bearing South 18 degrees 20 minutes 36 seconds West, a distance of 63.63 feet;

THENCE Southwesterly with said curve to the right, with the west right-of-way line of Beach Street, an arc length of 63.63 feet to the south right-of-way line of Irion Street for southernmost northeast corner of the herein described tract

THENCE over and across Parcel 2 the courses as follows:

South 88 degrees 54 minutes 02 seconds West, with the south right-of-way line of Irion Street, a distance of 76.41 feet to the southeast intersection corner of Gross Street and Irion Street for a point for corner;

South 00 degrees 10 minutes 02 seconds West, with the east right-of-way line of Gross Street, a distance of 191.55 feet to the west right-of-way line of Beach Street for the southeast corner of the herein described tract;

THENCE with the west right-of-way line of Beach Street the courses as follows:

South 22 degrees 03 minutes 20 seconds West, a distance of 73.95 feet to a HALFF MONUMENT found for a point for corner;

South 48 degrees 37 minutes 20 seconds West, a distance of 43.33 feet returning to the **POINT OF BEGINNING** and containing 23,888 square feet or 0.5484 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

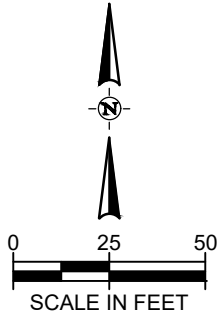
Field work completed on February 17, 2025. Issued Date: [XXXXXXXX XX, XXXX].

Halff Associates, Inc. • 2601 Meacham Blvd., Suite 600, TX 76137
Tel. (817) 847-1422 • TBPELS Surveying Firm No. 10029600

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

**ROBERT CROSS SURVEY
ABSTRACT NO. 304**

Exhibit A



PARCEL 2
BEACH STREET INDUSTRIAL, L.L.C.
NO. D225228844
O.P.R.T.C.T.

N 88°54'02" E 156.28'

IRION STREET
(60' RIGHT-OF-WAY)
VOL. 309, PG. 3, O.P.R.T.C.T.

GROSS STREET
(60' RIGHT-OF-WAY)
VOL. 309, PG. 3, O.P.R.T.C.T.

PORTION OF
LOT 1, BLOCK 38
THE PAGE COMPANY'S
EAST SIDE ADDITION,
SECOND FILING,
VOL. 309, PG. 3
O.P.R.T.C.T.

**RIGHT-OF-WAY
VACATION**
0.5484 ACRES
(23,888 SF)

BEACH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 3148, PG. 474, O.P.R.T.C.T.

GENERAL NOTES:

1. Basis of Bearing is the North American Datum of 1983(2011) epoch 2010.00 based on the Texas coordinate system of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.
2. This survey is issued without the benefit of a current commitment for title insurance and could be subject to restrictions and/or additional easements not shown hereon.
3. This survey is issued in conjunction with a metes and bounds description of even date.
4. Field work was completed on: February 17, 2025.

APPROXIMATE LOCATION
EASEMENT AND
RIGHT OF WAY
AGREEMENT
DOC. NO. D212239159
O.P.R.T.C.T.

TRINITY RIVER

LEGEND

IRF	IRON ROD FOUND
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
SF	SQUARE FEET
●	FOUND MONUMENTS
○	POINT FOR CORNER
—	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
■	RIGHT-OF-VACATION

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Release date: 12/17/2025
Matt Hibbitt
RPLS No. 6980
FOR REVIEW & COMMENT

FILE NAME: A:\57000s\57608\002\SURV\CADD\Sheets\I-ROW-EX-1-57608-002.dwg DATE: December 17, 2025, TIME: 1:00 PM, USER: ah2778



2601 MEACHAM BLVD., SUITE 600
FORT WORTH, TX 76137
TEL (817) 847-1422
TBPELS SURVEYING FIRM #10029600

RIGHT-OF-WAY VACATION
23,888 SF OR 0.5484 ACRES

SITUATED IN THE
ROBERT CROSS SURVEY, ABST. NO. 304
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PROJECT NO.:	57608.002
ISSUED:	12/17/2025
DRAWN BY:	AZH
CHECKED BY:	MDH
SCALE:	1" = 50'
SHEET TITLE:	EXHIBIT "A"
PAGE	2 OF 2