

JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston

EXHIBIT “ A ”

PAGE 1 OF 3

AVENUE D DESCRIPTION



FIELD NOTES to that certain tract being a portion of Avenue D (a 60-foot right of way) as dedicated by the plat of Polytechnic Heights Addition (*hereinafter referred to as Polytechnic Heights*), an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas (P.R.T.C.T.); the subject tract, is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

Beginning at a 5/8 inch rebar found on the north right-of-way line of the said Avenue D, at the southwest corner of the Lot 7, Block 9, of the said Polytechnic Heights;

THENCE NORTH 89°31'44" EAST, with the said north right-of-way line of Avenue D, a distance of 300.00 feet to the southeast corner of Lot 12, Block 9, of the Polytechnic Heights;

THENCE SOUTH 00°17'30" EAST, crossing through the interior of Avenue D, a distance of 60.00 feet to the south right-of-way line of Avenue D, at the northwest corner of Lot 1, Block 14-R, Polytechnic Heights Addition, according to the plat thereof recorded in Cabinet B, Slide 1886, P.R.T.C.T., from which a 1/2 inch rebar found on the south right-of-way line of Avenue E (a 60-foot right of way as dedicated by the plat of Polytechnic Heights), at the northeast corner of Lot 1, Block 15, of the Polytechnic Heights, bears SOUTH 00°17'30" EAST, a distance of 326.52 feet;

THENCE SOUTH 89°31'53" WEST, with the said south right-of-way line of Avenue D, a distance of 344.82 feet to the beginning of a curve to the left (concave northwest) having a radius of 45.00 feet, from which a 5/8 inch rebar found at

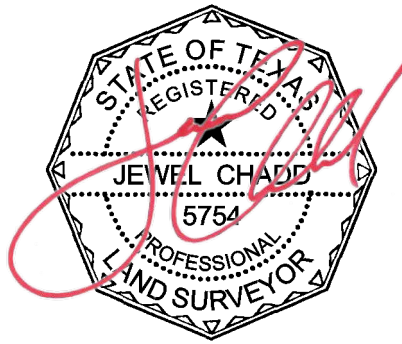
<u>Dallas-Fort Worth</u>	<u>Central Texas</u>	<u>West Texas</u>	<u>Houston</u>
785 Lonesome Dove Tr. Hurst, Texas 76054 (817) 431-4971	1516 E. Palm Valley Blvd., A4 Round Rock, Texas 78664 (512) 778-5688	426 Graham Street Tuscola, Texas 79562 (325) 672-7420	11511 Katy Fwy., 515 Houston, Texas 77079 (281) 812-2242

the northwest corner of the said Lot 1, Block 14-R, bears SOUTH 89°31'44" WEST, a distance of 155.85 feet;

THENCE In a northwesterly direction, along the arc of the said curve, and through the interior of Avenue D, an arc length of 72.39 feet (a chord bearing of NORTH 43°26'32" EAST, a chord distance of 64.84 feet) to the end of the curve;

THENCE NORTH 00°17'30" WEST, continuing through the interior of Avenue D, a distance of 13.29 feet returning to the **Point of Beginning** and enclosing 18,430 square feet.

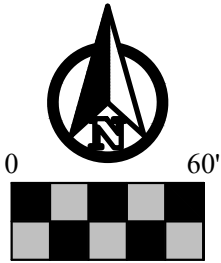
Jewel Chadd
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Land Surveyor № 5754
jewel@jphls.com
January 20, 2022
Project № 2020.103.003 – Avenue D Abandonment
Proposal № H2903 (Service 3)



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EXHIBIT " A "

PAGE 3 OF 3



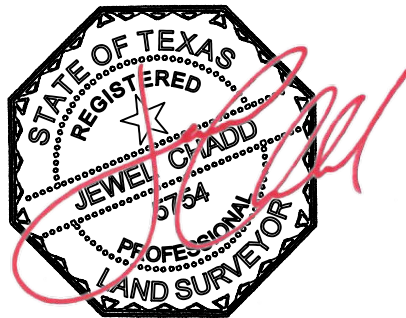
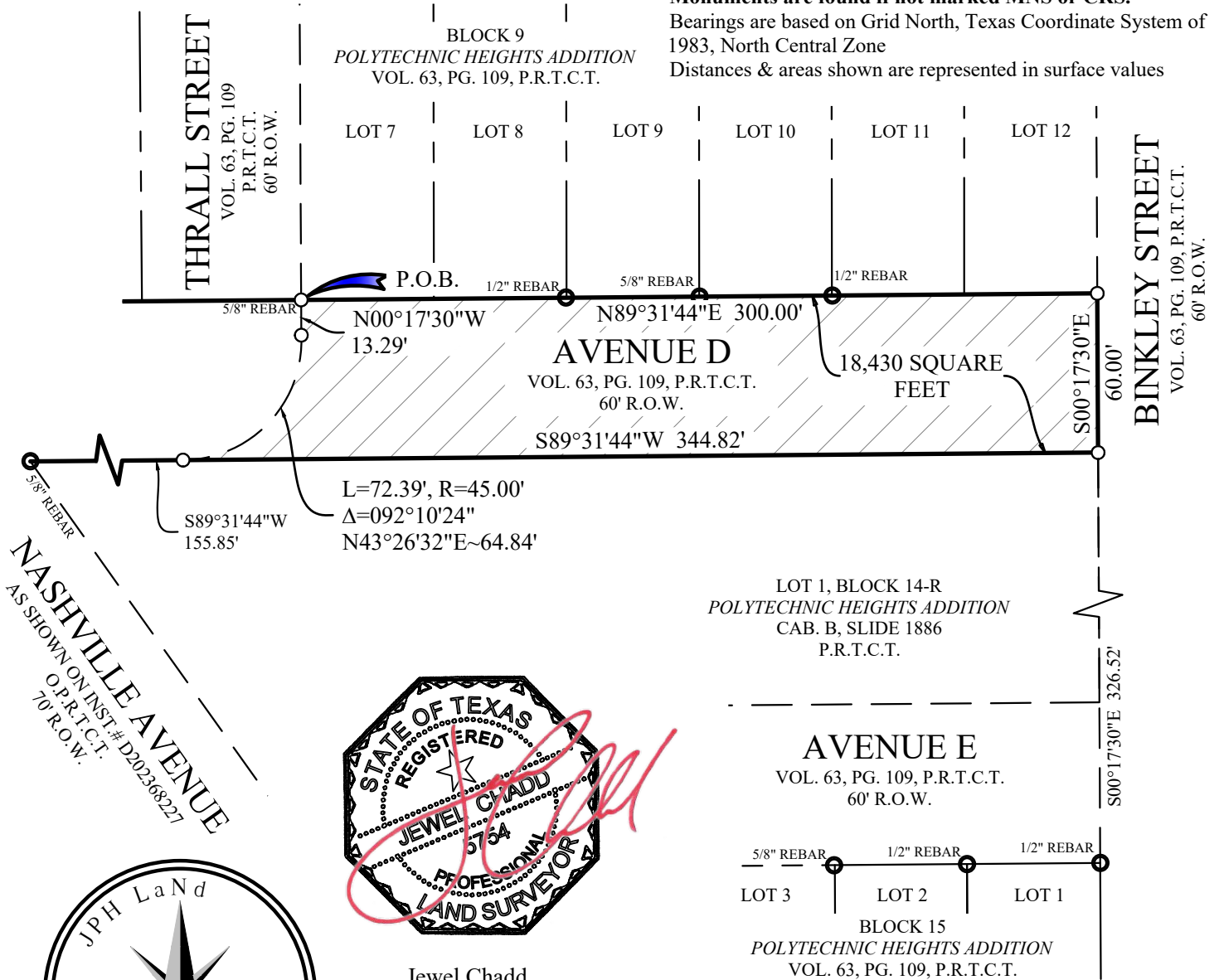
Scale: 1" = 60'

LEGEND OF ABBREVIATIONS

- P.R.T.C.T. Plat Records of Tarrant County, Texas
- O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
- D.R.T.C.T. Deed Records of Tarrant County, Texas
- POB/POC Point of Beginning/Point of Commencing

MONUMENTS / BEARING BASIS

- Vertex or common point (not a monument)
- Monuments are found if not marked MNS or CRS.**
- Bearings are based on Grid North, Texas Coordinate System of 1983, North Central Zone
- Distances & areas shown are represented in surface values



Jewel Chadd
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January 18, 2022



JPH Job No.
2020.103.003 Texas Wesleyan, Fort Worth, Tarrant
Co.,TX - Abndmt Ave D.dwg
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DFW-Houston | Central Texas | West Texas

EXHIBIT SHOWING
18,430 SQUARE FEET
BEING A PORTION OF
AVENUE D
POLYTECHNIC
HEIGHTS ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

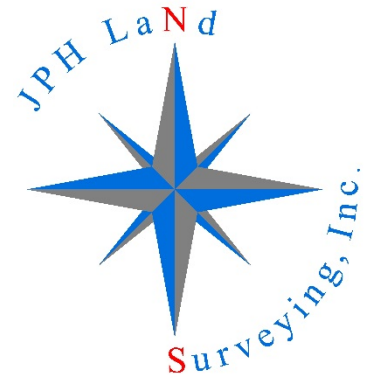
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EXHIBIT “ B ”

PAGE 1 OF 3

AVENUE E DESCRIPTION



FIELD NOTES to that portion of Avenue E (a 60-foot right of way) situated between Nashville Avenue and Binkley Street, said Avenue E was dedicated by the plat of Polytechnic Heights Addition (*hereinafter referred to as Polytechnic Heights*), an addition now in the City of Fort Worth, Tarrant County, Texas, and recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas (P.R.T.C.T.); the subject tract is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

BEGINNING at a 1/2 inch rebar found on the east right-of-way line of said Binkley Street (a 60-foot right of way also dedicated by the said plat of Polytechnic Heights), at the northeast corner of the Lot 1, Block 15, Polytechnic Heights;

THENCE SOUTH 89°31'44" WEST, with the south right-of-way line of Avenue E, passing at a distance of 50.21 feet a found 1/2 inch rebar, passing at an additional 50.10 feet a found 5/8 inch rebar, passing at an additional 149.69 feet a found 1/2 inch pipe, in all, a total distance of 271.86 feet to the intersection of the said south right-of-way line of Avenue E and the southeasterly projection of the west line of Lot 1, Block 14-R, Polytechnic Heights Addition, an addition recorded in Cabinet B, Slide 1886, P.R.T.C.T.;

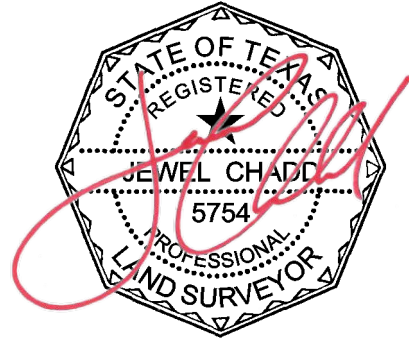
THENCE NORTH 35°22'16" WEST, through the interior of Avenue E, a distance of 73.79 feet to the southwest corner of said Lot 1, Block 14-R, from which a 5/8 inch rebar found at the northwest corner thereof bears NORTH 35°22'16" WEST, a distance of 324.33 feet;

THENCE NORTH 89°31'44" EAST, with the north right-of-way line of Avenue E, a distance of 314.27 feet to the southeast corner of Lot 1, Block 14-R;

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THENCE SOUTH 00°17'30" EAST, with the aforementioned west right-of-way line of Binkley Street, a distance of 60.52 feet returning to the POINT OF BEGINNING and enclosing 17,737 square feet.

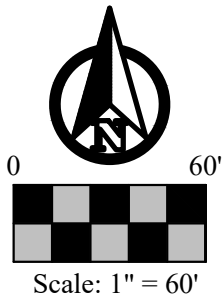
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January 20, 2022
Project № 2020.103.003 – Avenue E Abandonment
Proposal № H2903 (Service 3)



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EXHIBIT " B "

PAGE 3 OF 3



LEGEND OF ABBREVIATIONS

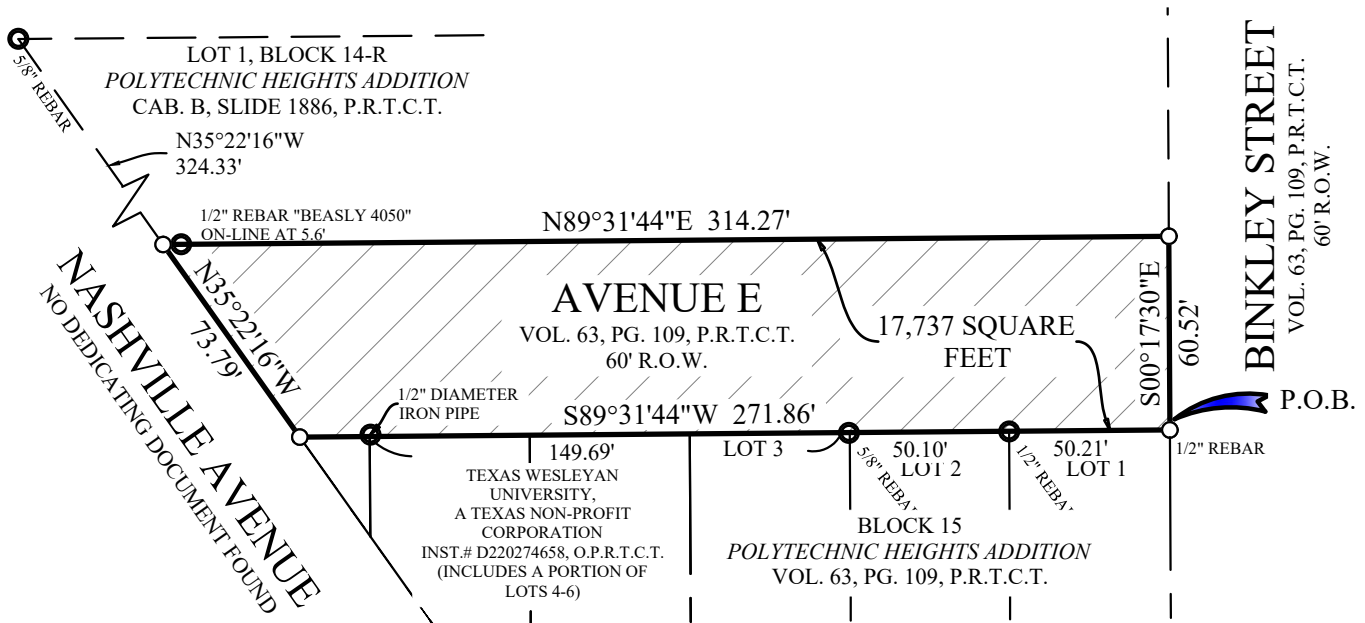
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- O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
- D.R.T.C.T. Deed Records of Tarrant County, Texas
- POB/POC Point of Beginning/Point of Commencing

MONUMENTS / BEARING BASIS

- Vertex or common point (not a monument)
- Monuments are found if not marked MNS or CRS.**
Bearings are based on Grid North, Texas Coordinate System of 1983, North Central Zone
Distances & areas shown are represented in surface values

AVENUE D

VOL. 63, PG. 109, P.R.T.C.T.
60' R.O.W.



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January 18, 2022



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EXHIBIT SHOWING
17,737 SQUARE FEET
BEING A PORTION OF
AVENUE E
POLYTECHNIC
HEIGHTS ADDITION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston

EXHIBIT “ C ”

PAGE 1 OF 5

NASHVILLE AND ALLEY DESCRIPTION



FIELD NOTES to that certain tract being of a 16-foot alley as dedicated by the plat of Polytechnic Heights Addition (*hereinafter referred to as Polytechnic Heights*), an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas (P.R.T.C.T.), together with a portion of Nashville Avenue; the subject tract, is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

Commencing on the north right-of-way line of Avenue E (a 60-foot right of way as dedicated by the plat of Polytechnic Heights Addition, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas (P.R.T.C.T.), at the southwest corner of Lot 1, Block 14-R, Polytechnic Heights Addition, according to the plat thereof recorded in Cabinet B, Slide 1886, P.R.T.C.T., from which a 5/8 inch rebar found at the northwest corner of Lot 1, Block 14-R, NORTH 35°22'16" WEST, a distance of 324.33 feet; **THENCE** SOUTH 35°22'16" EAST, a distance of 24.83 feet to the **Point of Beginning**;

THENCE SOUTH 35°22'16" EAST, crossing through the interior of the said Avenue E, passing at a distance of 48.96 feet the south right-of-way line of Avenue E, being the northwest corner of a tract described in deed to the Texas Wesleyan University, a non-profit corporation, recorded under Instrument Number D220274658, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), from which a 1/2 inch diameter iron pipe found at the northwest corner of the said Lot 6 bears NORTH 89°31'44" EAST, a distance of 21.86 feet, and continuing on the said course, now with the southwest line of the said Texas Wesleyan University tract, being described as the northeasterly right-of-way line of the Nashville Avenue, in all, a total distance of 201.37 feet to the south west corner of the Texas Wesleyan University tract, on the north line of the said 16-foot alley;

THENCE NORTH 89°31'44" EAST, with the said north line of the 16-foot alley, a distance of 184.27 feet to a 1/2 inch rebar found on the west line of Binkley Street (a 60-foot right of way as dedicated by the plat of Polytechnic Heights), at the southeast corner of Lot 1, Block 15, per plat of Polytechnic Heights;

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- THENCE SOUTH 00°17'30" EAST, with the west right-of-way line of Binkley Street, a distance of 16.00 feet to a 1/2 inch rebar found at the northeast corner of Lot 12 Block 15, per plat of Polytechnic Heights;
- THENCE SOUTH 89°31'44" WEST, with the south line of the 16-foot alley, a distance of 190.00 feet to the northwest corner of the tract described in the deed to Clifton Douglas and wife, Zonia M. Douglas, recorded in Volume 12069, Page 2083, Deed Records, Tarrant County, Texas (D.R.T.C.T.), called to be on the northeasterly right-of-way line of the said Nashville Avenue;
- THENCE SOUTH 36°06'24" EAST, with the northeasterly right-of-way line of Nashville Avenue, passing at a distance of 129.19 feet the northwest corner of the tract described in the Right of Way Deed to the City of Fort Worth, Texas, recorded in Volume 1281, Page 183, D.R.T.C.T., and continuing on the said course, in all, a total distance of 153.80 feet to the southeast corner of Lot 10, Block 15, per plat of Polytechnic Heights, being on the north right-of-way line of Rosedale Avenue (a variable width right-of-way as dedicated by the plat of Polytechnic Heights);
- THENCE SOUTH 89°31'44" WEST, with the said north right-of-way line of Rosedale Avenue, a distance of 58.00 feet to the southeast corner of the tract described in the deed to the City of Fort Worth, recorded in Volume 698, Page 479, D.R.T.C.T., called to be on the west line of Nashville Avenue;
- THENCE NORTH 35°55'19" WEST, with the west line of Nashville Avenue, a distance of 153.45 feet to the northeast corner of the City of Fort Worth tract, on the said south line of the 16-foot alley;
- THENCE SOUTH 89°31'44" WEST, with the south line of the 16-foot alley, a distance of 52.61 feet to the east right-of-way line of Thrall Street (a 60-foot right of way as dedicated by the plat of Polytechnic Heights);
- THENCE NORTH 00°17'16" WEST, with the said east right-of-way line of Thrall Street, a distance of 16.00 feet to southwest corner of Lot 6, Block 15 per plat of Polytechnic Heights;
- THENCE NORTH 89°31'44" EAST, with the north line of the 16-foot alley, a distance of 41.16 feet to the southeast corner of a tract described in the deed to the City of

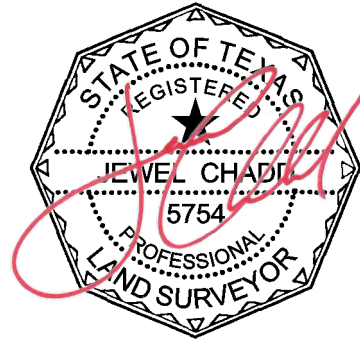
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Fort Worth, recorded in Volume 848, Page 429, D.R.T.C.T., called to be on the west right-of-way line of Nashville Avenue;

THENCE NORTH 35°55'19" WEST, with west line of the Nashville Avenue, a distance of 70.66 feet to the north corner of the City of Fort Worth tract, on the east right-of-way line of Thrall Street;

THENCE NORTH 00°17'30" WEST, with east right-of-way line of Thrall Street a distance of 107.59 feet returning to the **Point of Beginning** and enclosing 20,384 feet.

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February 14, 2022
Project № 2020.103.003 – Nashville Ave Abandonment
Proposal № DFW4802 (Service 4)



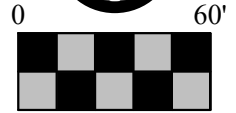
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EXHIBIT " C "

PAGE 4 OF 5

LEGEND OF ABBREVIATIONS

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O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
POB/POC Point of Beginning/Point of Commencing



Scale: 1" = 60'

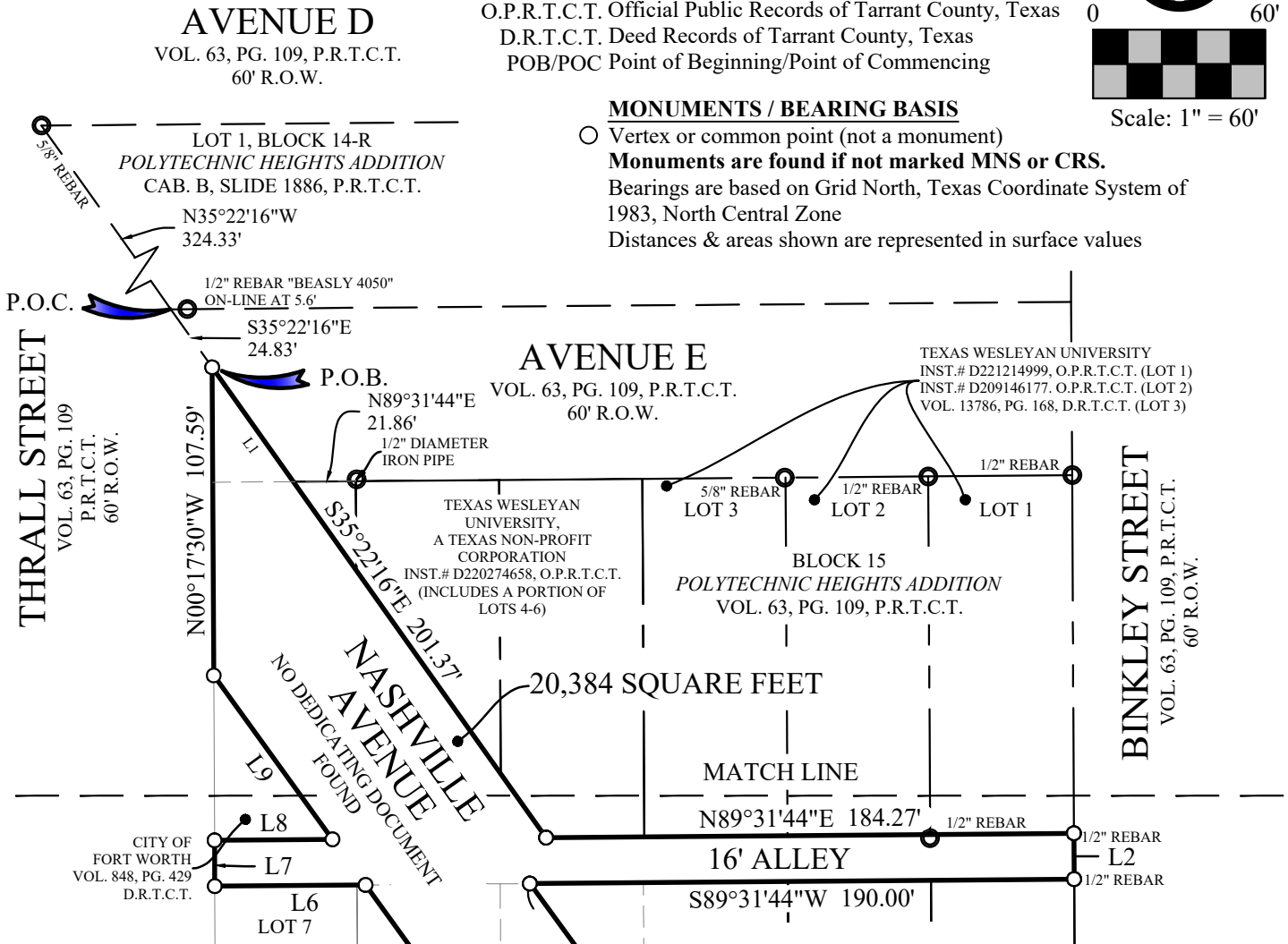
MONUMENTS / BEARING BASIS

○ Vertex or common point (not a monument)

Monuments are found if not marked MNS or CRS.

Bearings are based on Grid North, Texas Coordinate System of 1983, North Central Zone

Distances & areas shown are represented in surface values



JPH Job No.
2020.103.003 Tx Wslyn-FW-Tarrant-TX-Abnd
Nshvll.dwg
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**EXHIBIT SHOWING
20,384 SQUARE FEET
BEING A PORTION OF
A 16-FOOT ALLEY,
POLYTECHNIC
HEIGHTS ADDITION
TOGETHER WITH A PORTION OF
NASHVILLE AVENUE
SITUATED IN THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

EXHIBIT " _____ "

PAGE 5 OF 5

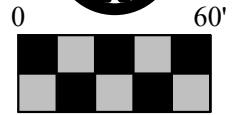
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L2	S00°17'30"E	16.00'
L3	S36°06'24"E	153.80'
L4	S89°31'44"W	58.00'
L5	N35°55'19"W	153.45'
L6	S89°31'44"W	52.61'
L7	N00°17'16"W	16.00'
L8	N89°31'44"E	41.16'
L9	N35°55'19"W	70.66'
L10	S36°06'24"E	129.19'

LEGEND OF ABBREVIATIONS

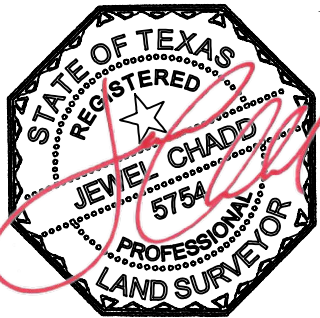
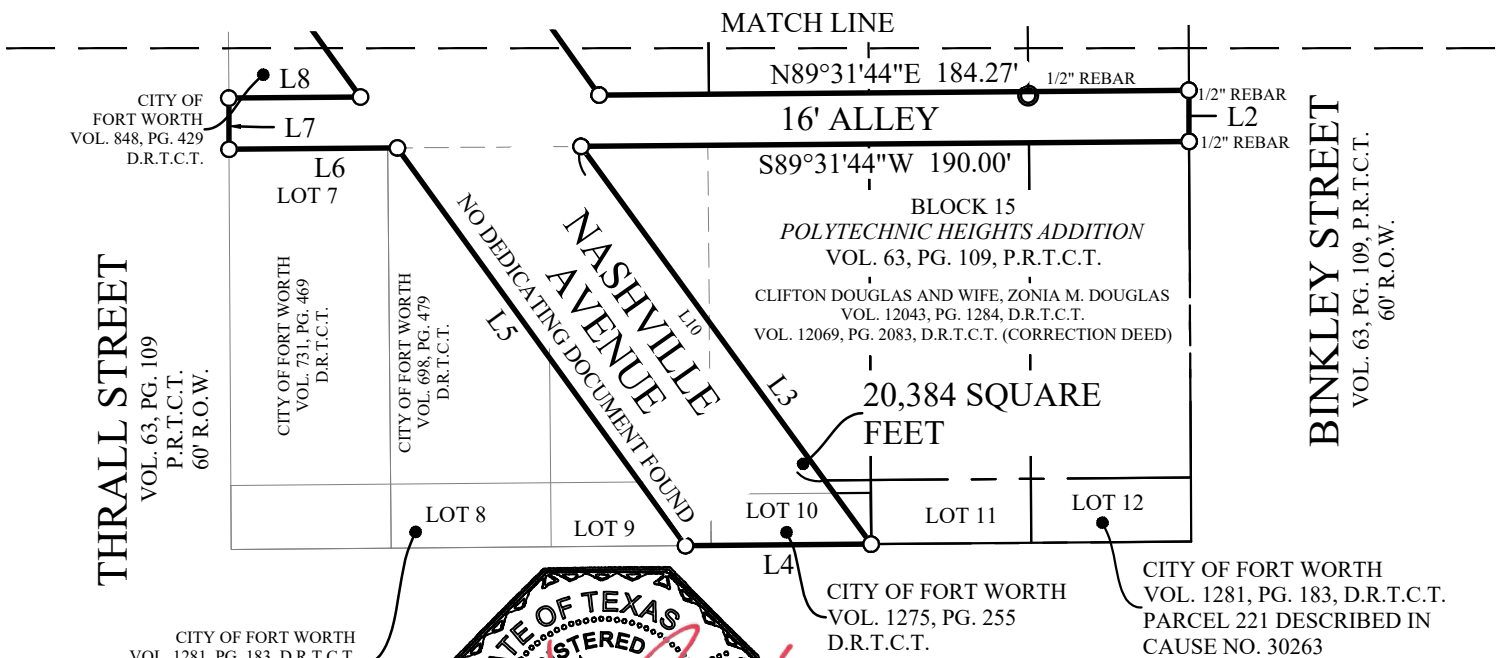
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**EXHIBIT SHOWING
 20,384 SQUARE FEET
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