

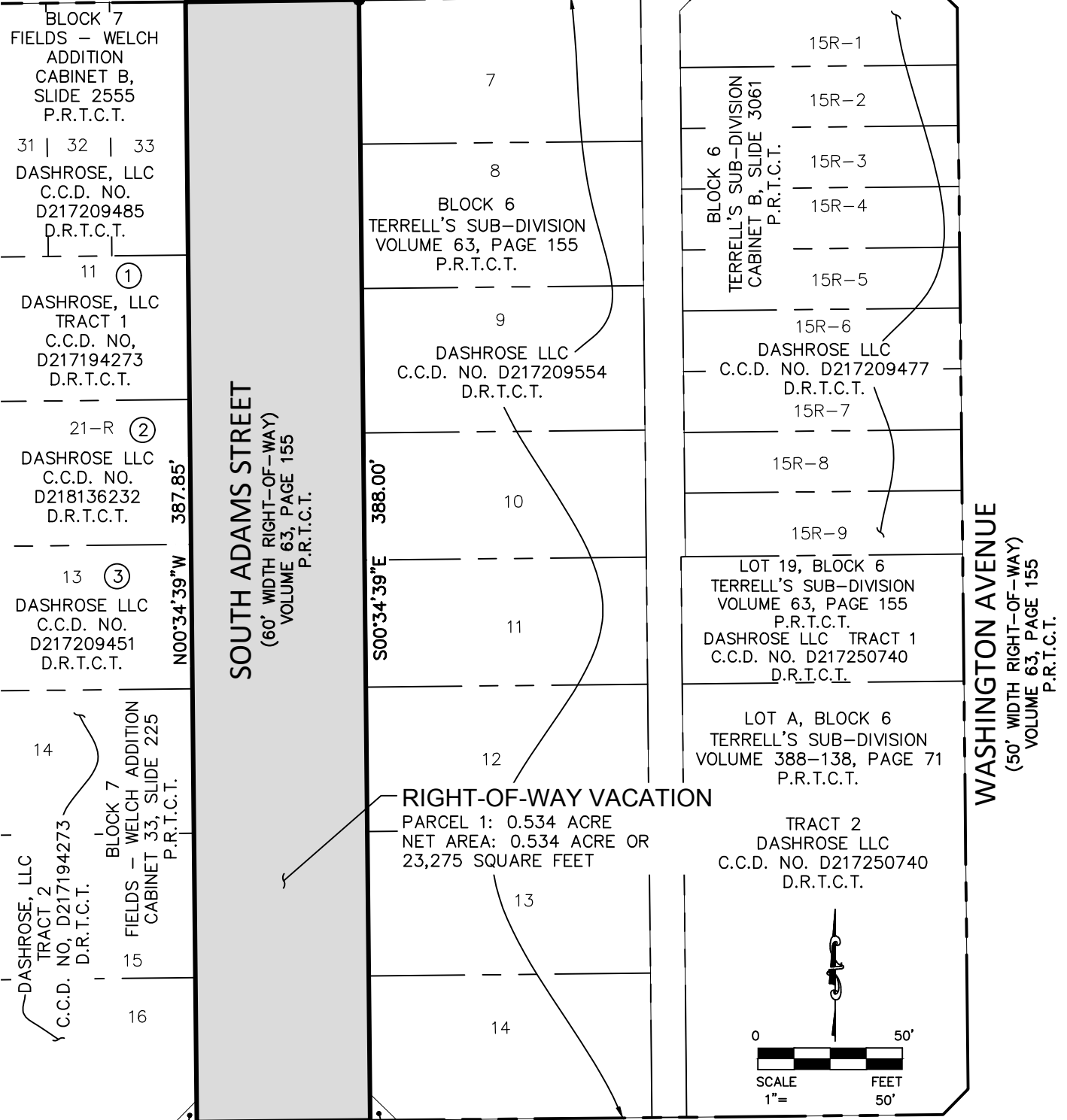
EXHIBIT 'A'

WEST DASHWOOD STREET

(50' WIDTH RIGHT-OF-WAY)
 VOLUME 63, PAGE 155, CABINET B, SLIDE 2555, CABINET A, SLIDE 8161, P.R.T.C.T.
 VOLUME 281, PAGE 574
 D.R.T.C.T.

N89°16'46"E
 60.00' POINT OF BEGINNING
 FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC LP"

N89°25'21"E 202.00'



STATE OF TEXAS VOLUME 14386, PAGE 541 D.R.T.C.T.
 S89°25'21"W 60.00'
 STATE OF TEXAS VOLUME 13769, PAGE 208 D.R.T.C.T.

WEST ROSEDALE STREET

(VARIABLE WIDTH RIGHT-OF-WAY)
 P.R.T.C.T. = Plat Records of Tarrant County, Texas
 D.R.T.C.T. = Deed Records of Tarrant County, Texas

Bearings are based on the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, and by GPS observations made on the ground. Distances and areas shown hereon are surface values. A combined factor of 0.999880014 was used for this project.

B007807.002

- ① LOT 11, BLOCK 7 FIELDS - WELCH ADDITION VOLUME 33, PAGE 225 P.R.T.C.T.
- ② LOT 21R, BLOCK 7 FIELDS - WELCH ADDITION VOLUME 388-179, PAGE 25 P.R.T.C.T.
- ③ LOT 13, BLOCK 7 FIELDS - WELCH ADDITION VOLUME 33, PAGE 225 P.R.T.C.T.

PAGE 2 OF 5

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

MARCH 25, 2022

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

RIGHT-OF-WAY VACATION
PARCEL 1
 0.534 ACRES OR 23,275 SQUARE FEET
 OF
 A 60 FOOT WIDTH SOUTH ADAMS STREET
 DEDICATED BY:
 FIELDS-WELCH ADDITION
 VOLUME 33, PAGE 225, P.R.T.C.T.
 TERRELL'S SUB-DIVISION
 VOLUME 63, PAGE 155, P.R.T.C.T.
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

PLOTTED BY: Steve Glosup ON: Friday, March 25, 2022 AT: 9:09 AM FILEPATH: G:\Production\4000\007800\7807\002\Survey\Drawings\B007807.002 - DASH ROSE Street Vacation.dwg

EXHIBIT 'A'

RIGHT-OF-WAY VACATION PARCEL 1

PROPERTY DESCRIPTION:

BEING that portion of South Adams Street, situated in the William Welch Survey, Abstract Number 1644, City of Fort Worth, Tarrant County, Texas, as shown on plats for Fields-Welch Addition, recorded in Volume 33, Page 225 and Terrell's Sub-Division, recorded in Volume 63, Page 155, Plat Records, Tarrant County, Texas, said Street being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" for northwest corner of Lot 7, Block 6 of said Terrell's Sub-Division, in the south right-of-way line of West Dashwood Street (a 50' width public right-of-way) and in the east right-of-way line of South Adams Street, (a 60' width public right-of-way);

THENCE South 00°34'39" East, departing the south right-of-way line of said West Dashwood Street, with the east right-of-way line of said South Adams Street, a passing distance of 378.78 to a point for the northerly corner of that certain tract of land described by right-of-way deed to the State of Texas, recorded in Volume 13769, Page 208, Deed Records, Tarrant County, Texas, continuing with the west line of said State of Texas right-of-way deed for a total distance 388.00 feet to a point for the southwest corner of said State of Texas right-of-way deed and in the north right-of-way line of West Rosedale Street (a variable width public right-of-way)

THENCE South 89°25'21" West, with the north right-of-way line of said West Rosedale Street, a distance of 60.00 feet to a point for southeast corner of that certain tract of land described by right-of-way deed to the State of Texas, recorded in Volume 14386, Page 541, Deed Records, Tarrant County, Texas;

THENCE North 00°34'39" West, with the east line of said State of Texas right-of-way deed a passing distance 7.51 feet to the northerly corner of said State of Texas right-of-way deed and in the west line of said South Adams Street, continuing with the west right-of-way line of said South Adams Street for total distance of 387.85 feet to a point for northeast corner of Lot 33, Block 7 of said Fields-Welch Addition and in the south right-of-way line of said West Dashwood Street;

THENCE North 89°16'46" East, with the south right-of-way line of said West Dashwood Street, a distance of 60.00 feet to the POINT OF BEGINNING and containing a calculated area of 23,275 square feet or 0.534 acres of land.

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

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

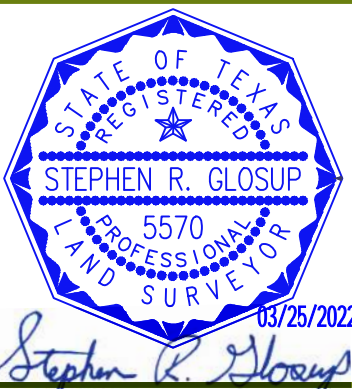
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B007807.002

PAGE 3 OF 5

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

MARCH 25, 2022



RIGHT-OF-WAY VACATION PARCEL 1

0.534 ACRES OR 23,275 SQUARE FEET

OF

A 60 FOOT WIDTH SOUTH ADAMS STREET

DEDICATED BY:

FIELDS-WELCH ADDITION

VOLUME 33, PAGE 225, P.R.T.C.T.

TERRELL'S SUB-DIVISION

VOLUME 63, PAGE 155, P.R.T.C.T.

CITY OF FORT WORTH

TARRANT COUNTY, TEXAS

EXHIBIT 'A'

WEST DASHWOOD STREET

(50' WIDTH RIGHT-OF-WAY)
 VOLUME 63, PAGE 155, CABINET B, SLIDE 2555, CABINET A, SLIDE 8161, P.R.T.C.T.
 VOLUME 281, PAGE 574
 D.R.T.C.T.

BLOCK 7
 FIELDS - WELCH
 ADDITION
 CABINET B,
 SLIDE 2555
 P.R.T.C.T.

31 | 32 | 33
 DASHROSE, LLC
 C.C.D. NO.
 D217209485
 D.R.T.C.T.

11 ①
 DASHROSE, LLC
 TRACT 1
 C.C.D. NO,
 D217194273
 D.R.T.C.T.

21-R ②
 DASHROSE LLC
 C.C.D. NO.
 D218136232
 D.R.T.C.T.

13 ③
 DASHROSE LLC
 C.C.D. NO.
 D217209451
 D.R.T.C.T.

14
 DASHROSE, LLC
 TRACT 2
 C.C.D. NO. D217194273
 D.R.T.C.T.

BLOCK 7
 FIELDS - WELCH ADDITION
 CABINET 33, SLIDE 225
 P.R.T.C.T.

15
 16

SOUTH ADAMS STREET
 (60' WIDTH RIGHT-OF-WAY)
 VOLUME 63, PAGE 155
 P.R.T.C.T.

7

8
 BLOCK 6
 TERRELL'S SUB-DIVISION
 VOLUME 63, PAGE 155
 P.R.T.C.T.

9
 DASHROSE LLC
 C.C.D. NO. D217209554
 D.R.T.C.T.

10

11

12

13

14

POINT OF BEGINNING
 FOUND 5/8" IRON ROD WITH YELLOW
 CAP STAMPED "DUNAWAY ASSOC LP"

N89°25'21"E 18.50'

N89°25'21"E 86.00'

S44°25'21"W 7.07'

15R-1

15R-2

15R-3

15R-4

15R-5

15R-6

DASHROSE LLC
 C.C.D. NO. D217209477
 D.R.T.C.T.

15R-7

15R-8

S89°25'21"W 1.50'

15R-9

LOT 19, BLOCK 6
 TERRELL'S SUB-DIVISION
 VOLUME 63, PAGE 155
 P.R.T.C.T.
 DASHROSE LLC TRACT 1
 C.C.D. NO. D217250740
 D.R.T.C.T.

LOT A, BLOCK 6
 TERRELL'S SUB-DIVISION
 VOLUME 388-138, PAGE 71
 P.R.T.C.T.

TRACT 2
 DASHROSE LLC
 C.C.D. NO. D217250740
 D.R.T.C.T.

0 50'
 SCALE 1" = 50'

N89°25'21"E 88.76'

WASHINGTON AVENUE
 (50' WIDTH RIGHT-OF-WAY)
 VOLUME 63, PAGE 155
 P.R.T.C.T.

STATE OF TEXAS
 VOLUME 14386, PAGE 541
 D.R.T.C.T.

STATE OF TEXAS
 VOLUME 13769, PAGE 208
 D.R.T.C.T.

RIGHT-OF-WAY VACATION

WEST ROSEDALE STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)

PARCEL 2: 0.1139 ACRES
 NET AREA: 0.1139 ACRES OR
 4,959 SQUARE FEET

P.R.T.C.T. = Plat Records of Tarrant County, Texas
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 and by GPS observations made on the ground. Distances and areas shown hereon are surface values.
 A combined factor of 0.999880014 was used for this project.

- ① LOT 11, BLOCK 7
 FIELDS - WELCH ADDITION
 VOLUME 33, PAGE 225
 P.R.T.C.T.
- ② LOT 21R, BLOCK 7
 FIELDS - WELCH ADDITION
 VOLUME 388-179, PAGE 25
 P.R.T.C.T.
- ③ LOT 13, BLOCK 7
 FIELDS - WELCH ADDITION
 VOLUME 33, PAGE 225
 P.R.T.C.T.

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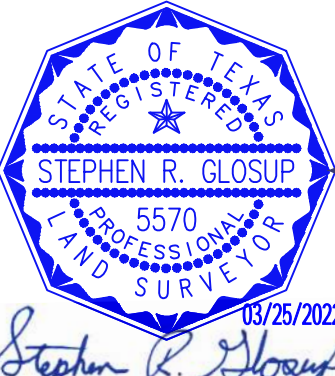
PAGE 4 OF 5

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

MARCH 25, 2022



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup

RIGHT-OF-WAY VACATION
 PARCEL 2
 0.113 ACRES OR 4,959 SQUARE FEET
 OF
 A VARIABLE WIDTH ALLEY
 DEDICATED BY:
 TERRELL'S SUB-DIVISION
 VOLUME 63, PAGE 155, P.R.T.C.T.
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

EXHIBIT 'A'

RIGHT-OF-WAY VACATION PARCEL 2

PROPERTY DESCRIPTION:

BEING that certain Alley (a variable width) , situated in the William Welch Survey, Abstract Number 1644, City of Fort Worth, Tarrant County, Texas and in Block 6, Terrell's Sub-Division, an Addition to the City of Fort Worth, according to the plats, recorded in Volume 63, Page 155, Volume 388-138, Page 71 and Cabinet B, Slide 3061, Plat Records, Tarrant County, Texas, said Street being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" for most northerly northwest corner of Lot 15R-1, Block 6 of said Terrell's Sub-Division, recorded in said Cabinet B, Slide 3061, in the south right-of-way line of West Dashwood Street (a 50' width public right-of-way) and in the east line of said Alley

THENCE South 44°25'21" West, with a east line of said Alley and a west line of said Lot 15R-1, a distance of 7.07 feet to a point;

THENCE South 00°34'39" East, continuing with the east line of said Alley and with west line of said Terrell's Sub-Division, recorded in said Cabinet B, Slide 3061, a distance of 189.00 feet to a point for the southwest corner of Lot 15R-9, Block 6 of said Terrell's Sub-Division, recorded in said Cabinet B, Slide 3061

THENCE South 89°25'21" West, continuing with the east line of said Alley, a distance of 1.50 feet to a point for the northwest corner of Lot 19, Block 6 of said Terrell's Sub-Division, recorded in said Volume 63, Page 155;

THENCE South 00°34'39" East, continuing with the east line of said Alley and with west line of said Terrell's Sub-Division, recorded in said Volume 63, Page 155, a passing distance of 44.00 feet to a point for the southwest corner of said Lot 19, Block 6, Terrell's Sub-Division, the northwest corner of Lot A, Block 6 of said Terrell's Sub-Division, recorded in Volume 388-138, Page 71 and continuing with the east line of said Lot A, Block 6, Terrell's Sub-Division for a total distance of 194.00 feet to a point for the southwest corner of said Lot A, Block 6, Terrell's Sub-Division and in the north right-of-way line of West Rosedale Street (a variable width right-of-way);

THENCE South 89°25'21" West, with the north right-of-way line of said West Rosedale Street, a distance of 12.00 feet to a point for southeast corner of Lot 14, Block 6 of said Terrell's Sub-Division, recorded in Volume 63, Page 155 and in the west line of said Alley;

THENCE North 00°34'39" West, departing the north right-of-way line of said West Rosedale Street, with the west line of said Alley, a distance of 388.00 feet to a point for northeast corner of Lot 7, Block 6 of said said Terrell's Sub-Division, recorded in Volume 63, Page 155 and in the south right-of-way line of said West Dashwood Street;

THENCE North 89°25'21" East, with the south right-of-way line of said West Dashwood Street, a distance of 18.50 feet to the POINT OF BEGINNING and containing a calculated area of 4,959 square feet or 0.113 acres of land.

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

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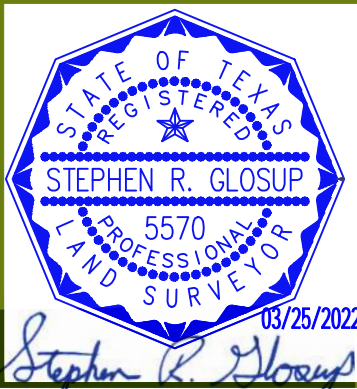
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PAGE 5 OF 5

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

MARCH 25, 2022



RIGHT-OF-WAY VACATION PARCEL 2

0.113 ACRES OR 4,959 SQUARE FEET

OF

A VARIABLE WIDTH ALLEY
DEDICATED BY:
TERRELL'S SUB-DIVISION
VOLUME 63, PAGE 155, P.R.T.C.T.
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS