

## SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT	§	

SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED  
HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of TARRANT County, Texas.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Page 1 of 2

TO BE EFFECTIVE this 16<sup>th</sup> day of JUNE, 2022.

**GRANTOR:**

**828 PROPERTIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY**

BY: 

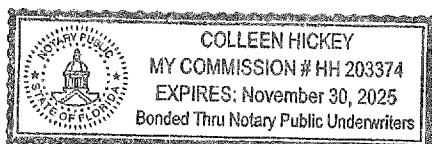
**NAME: VANESSA A RADLER  
TITLE: MANAGING MEMBER**

**ACKNOWLEDGMENT**

THE STATE OF Florida §

COUNTY OF Duval §

The foregoing instrument was acknowledged before me on the 16 day of JUNE, 2022, by **VANESSA A RADLER**, as **MANAGING MEMBER**, of **828 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, on behalf of said Entity and in the capacity herein stated.

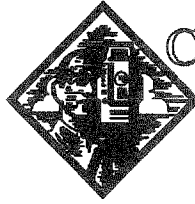


Colleen Hickey  
NOTARY PUBLIC, STATE OF Florida  
MY COMMISSION EXPIRES: 11/30/2025

**AFTER RECORDING, RETURN TO:**

ALEX VEIGEL  
5801 CURZON AVENUE, SUITE 215  
FORT WORTH, TEXAS 76107

**Exhibit "A"**  
**ABANDONMENT OF**  
**HAGLER AVENUE**  
**From Forest Park Boulevard to Wayside Street**  
**City of Fort Worth, Tarrant County, Texas**



**Coombs Land Surveying, Inc.**

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 21-0106

**LEGAL DESCRIPTIONS**

**TRACT 1**

BEING a portion Hagler Avenue (a 26-foot wide right-of-way) between Forest Park Boulevard and Wayside Street, located in the J. ASBURY SURVEY, ABSTRACT No. 50, City of Fort Worth, Tarrant County, Texas as dedicated by plat of Prospect Heights, an addition to the City of Fort Worth, Texas, recorded in Volume 63, Pages 59 and 60 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of Lot 1-R, Block 5, Prospect Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 388-30, Page 185 of the Plat Records of Tarrant County, Texas, lying in the South right-of-way line of said Hagler Avenue at its intersection with the East right-of-way line of Forest Park Boulevard a variable width right-of-way);

THENCE NORTH, 26.00 feet along the said East right-of-way line of Forest Park Boulevard to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner of Lot 10, Block 17, Frisco Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 204-A, Page 96 of the Plat Records of Tarrant County, Texas;

THENCE S 89° 57' 35" E, 122.00 feet along the South boundary line of said Lot 10 with the North right-of-way line of said Hagler Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE SOUTH, 26.00 feet departing said boundary line and said right-of-way line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North boundary line of aforesaid Lot 1-R, being the aforesaid South right-of-way line of Hagler Avenue;

THENCE N 89° 57' 35" W, 122.00 feet along the North boundary line of said Lot 1-R, with the said South right-of-way line of Hagler Avenue to the PLACE OF BEGINNING, containing 0.073 acre (3,172 square feet) of land.

**TRACT 2**

BEING a portion Hagler Avenue (a 26-foot wide right-of-way) between Forest Park Boulevard and Wayside Street, located in the J. ASBURY SURVEY, ABSTRACT No. 50, City of Fort Worth, Tarrant County, Texas as dedicated by plat of Prospect Heights, an addition to the City of Fort Worth, Texas, recorded in Volume 63, Pages 59 and 60 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "PRECISE" at the Northeast corner of Lot 2-R, Block 5, Prospect Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 388-30, Page 185 of the Plat Records of Tarrant County, Texas, lying in the South right-of-way line of said Hagler Avenue at its intersection with the West right-of-way line of Wayside Street (a 50-foot wide right-of-way);

THENCE N 89° 57' 35" W, 122.13 feet along the North boundary line of said Lot 2-R with the said South right-of-way line of Hagler Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE NORTH, 26.00 feet departing said boundary line and said right-of-way line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the South boundary line of Lot 9, Block 17, Frisco Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 204-A, Page 96 of the Plat Records of Tarrant County, Texas;

THENCE S 89° 57' 35" E, 122.13 feet along the South boundary line of said Lot 9, with the said North right-of-way line of Hagler Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said Lot 9, lying in the West right-of-way line of aforesaid Wayside Street;

THENCE SOUTH, 26.00 feet along the said West right-of-way line of Wayside Street to the PLACE OF BEGINNING, containing 0.073 acre (3,175 square feet) of land.



*Ronald W. Coombs*

**Exhibit "A"**  
**ABANDONMENT OF**  
**HAGLER AVENUE**

From Forest Park Boulevard to Wayside Street  
City of Fort Worth, Tarrant County, Texas



**Coombs Land Surveying, Inc.**

P. O. Box 6160 Fort Worth, Texas 76115

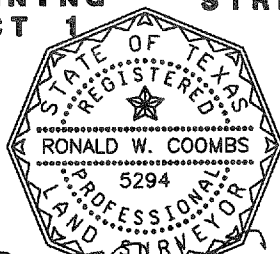
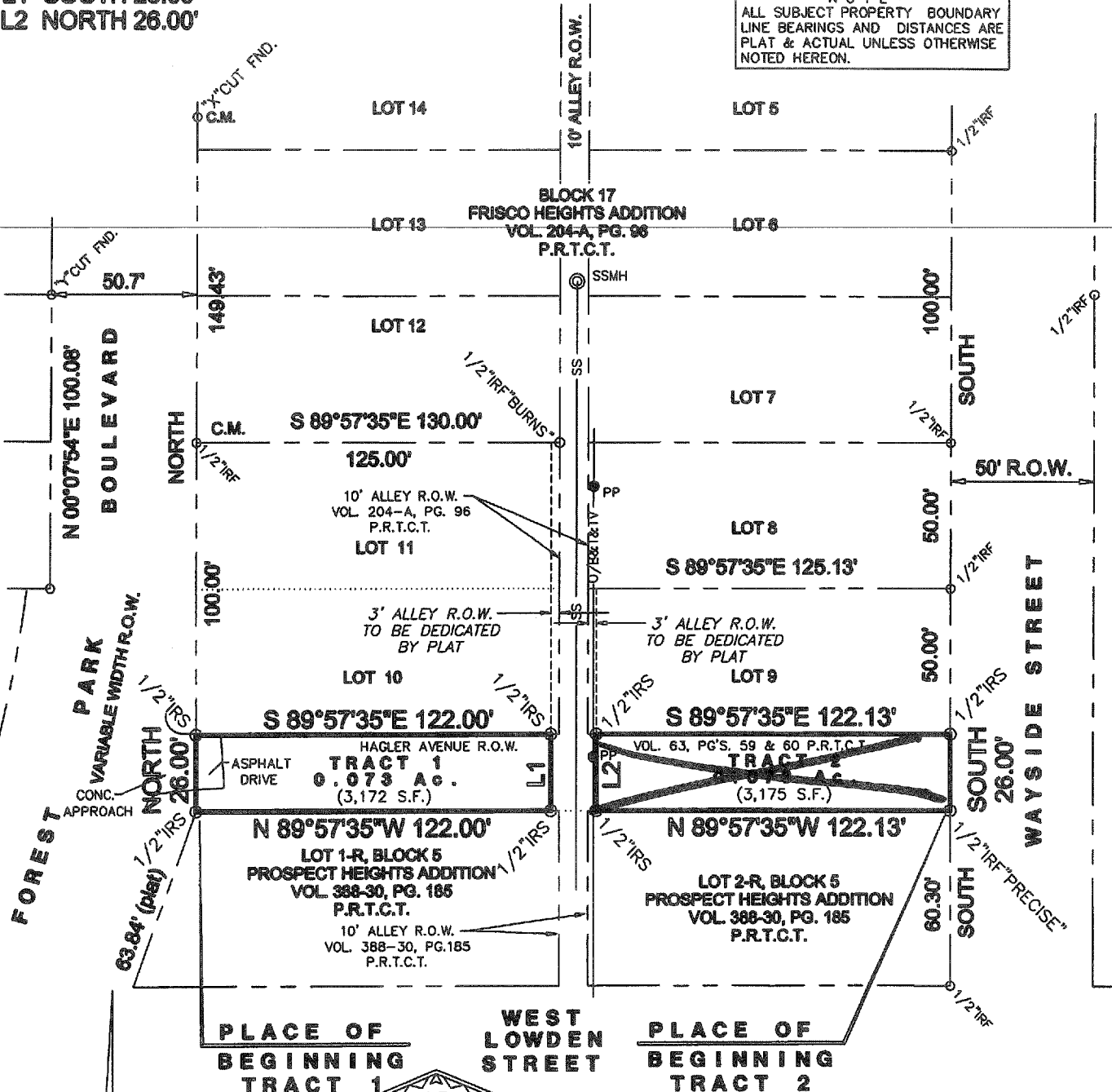
(817) 920-7600

T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 21-0106

**\* NOTE \***  
ALL SUBJECT PROPERTY BOUNDARY  
LINE BEARINGS AND DISTANCES ARE  
PLAT & ACTUAL UNLESS OTHERWISE  
NOTED HEREON.

L1 SOUTH 26.00'  
L2 NORTH 26.00'



BASIS OF BEARINGS: EAST R.O.W. LINE OF  
FOREST PARK BOULEVARD AS SHOWN ON PLAT  
RECORDED IN IN VOL. 204-A, PG. 96, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT

SHEET 2 OF 2

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

GF# WALKIN-MT-FTW-BS-KH-VEIGEL-D&AFP-WAYSIDE LLC-TRACT2

## SPECIAL WARRANTY DEED

(Cash)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

§

§

THAT THE UNDERSIGNED, ALEX VEIGEL, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE, AS THE HEREIN CONVEYED PROPERTY CONSTITUTES NO PART OF MY BUSINESS OR RESIDENTIAL HOMESTEAD, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is **5801 CURZON AVENUE, SUITE 215, FORT WORTH, TEXAS 76107**, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **D&A FP - WAYSIDE LLC, A TEXAS LIMITED LIABILITY COMPANY**, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

**SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.**

Commonly known as: **TBD PROSPECT HEIGHTS ADDITION,  
FORT WORTH, TARRANT COUNTY, TEXAS**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of TARRANT County, Texas.

GRANTOR, for and in consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and GRANTOR'S successors, administrators, and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE.

\*\*\* NOTE: This instrument was prepared solely from information and on instructions given to us by the parties to this transaction. THE MCKNIGHT FIRM has made no inquiry as to title, taxes or restrictions and makes no warranties or representations as to condition of property, title, restrictions or taxes. This document has been prepared and delivered upon the condition that THE MCKNIGHT FIRM will have no liability for the accuracy of the information provided. \*\*\*

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE this 22nd day of JUNE, 2022.

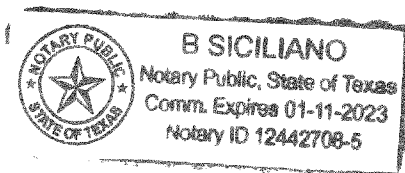
GRANTOR:

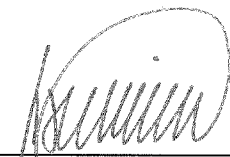
  
ALEX VEIGEL

# ACKNOWLEDGMENT

THE STATE OF TX §  
COUNTY OF TARRANT §  
§

The foregoing instrument was acknowledged before me on the 22nd day of JUNE, 2022, by ALEX VEIGEL.



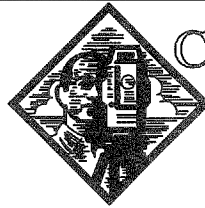
  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

AFTER RECORDING, RETURN TO:

D&A FP - WAYSIDE LLC  
5801 CURZON AVENUE, SUITE 215  
FORT WORTH, TEXAS 76107

**Exhibit "A"**  
**ABANDONMENT OF**  
**HAGLER AVENUE**

**From Forest Park Boulevard to Wayside Street**  
**City of Fort Worth, Tarrant County, Texas**



**Coombs Land Surveying, Inc.**

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 21-0106

**\* NOTE \***

ALL SUBJECT PROPERTY BOUNDARY  
 LINE BEARINGS AND DISTANCES ARE  
 PLAT & ACTUAL UNLESS OTHERWISE  
 NOTED HEREON.

**LEGAL DESCRIPTIONS**

**TRACT 1**

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THENCE NORTH, 26.00 feet along the said East right-of-way line of Forest Park Boulevard to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner of Lot 10, Block 17, Frisco Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 204-A, Page 96 of the Plat Records of Tarrant County, Texas;

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**TRACT 2**

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THENCE N 89° 57' 35" W, 122.13 feet along the North boundary line of said Lot 2-R with the said South right-of-way line of Hagler Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

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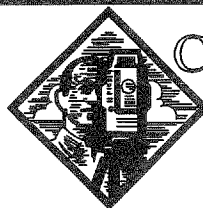
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*Ronald W. Coombs*

**Exhibit "A"**  
**ABANDONMENT OF**  
**HAGLER AVENUE**

From Forest Park Boulevard to Wayside Street  
City of Fort Worth, Tarrant County, Texas



**Coombs Land Surveying, Inc.**

P. O. Box 6160 Fort Worth, Texas 76115

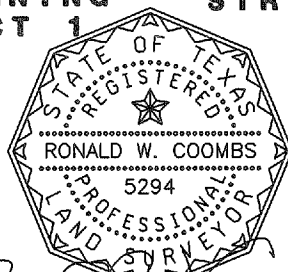
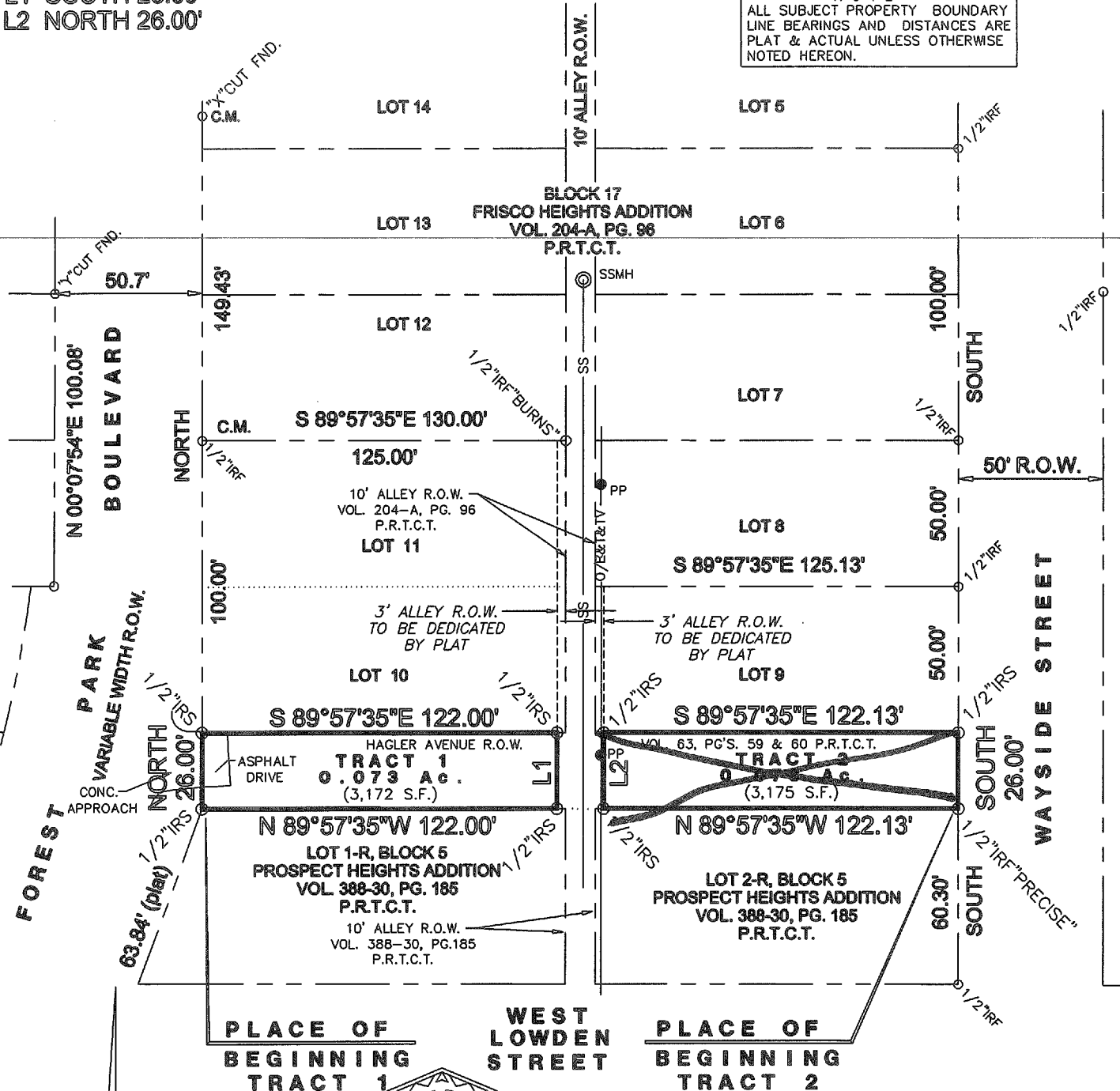
(817) 920-7600

T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 21-0106

**\* NOTE \***  
ALL SUBJECT PROPERTY BOUNDARY  
LINE BEARINGS AND DISTANCES ARE  
PLAT & ACTUAL UNLESS OTHERWISE  
NOTED HEREON.

L1 SOUTH 26.00'  
L2 NORTH 26.00'



SCALE: 1" = 50'

BASIS OF BEARINGS: EAST R.O.W. LINE OF  
FOREST PARK BOULEVARD AS SHOWN ON PLAT  
RECORDED IN IN VOL. 204-A, PG. 96, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND

IRS DENOTES IRON ROD SET

W/ORANGE PLASTIC CAP STAMPED

"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT

SHEET 2 OF 2



  
MARY LOUISE NICHOLSON  
COUNTY CLERK

GF# WALKIN-MT-FTW-BS-KH-ADNAPROPERTIES-VEIGEL

## SPECIAL WARRANTY DEED

(Cash)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

§

§

THAT THE UNDERSIGNED, ADNA PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is 5801 CURZON AVENUE, SUITE 215, FORT WORTH, TEXAS 76107, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto ALEX VEIGEL, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE, AS THE HEREIN CONVEYED PROPERTY CONSTITUTES NO PART OF MY BUSINESS OR RESIDENTIAL HOMESTEAD, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

**SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.**

Commonly known as: **TBD PROSPECT HEIGHTS ADDITION,  
FORT WORTH, TARRANT COUNTY, TEXAS.**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of TARRANT County, Texas.

GRANTOR, for and in consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and GRANTOR'S successors, administrators, and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE.

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TO BE EFFECTIVE this 16th day of JUNE, 2022.

GRANTOR:

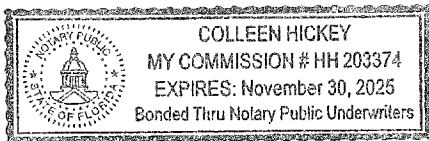
ADNA PROPERTIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: VANESSA A RADLER  
TITLE: MANAGING MEMBER

ACKNOWLEDGMENT

THE STATE OF Florida §  
COUNTY OF Duval §

The foregoing instrument was acknowledged before me on the 16 day of JUNE, 2022, by VANESSA A RADLER, AS MANAGING MEMBER, OF ADNA PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, on behalf of said Entity and in the capacity herein stated.

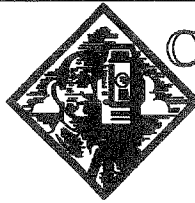


Colleen Hickey  
NOTARY PUBLIC, STATE OF Florida  
MY COMMISSION EXPIRES: 11/30/2025

AFTER RECORDING, RETURN TO:

ALEX VEIGEL  
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**ABANDONMENT OF**  
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**From Forest Park Boulevard to Wayside Street**  
**City of Fort Worth, Tarrant County, Texas**



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T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 21-0106

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**LEGAL DESCRIPTIONS**

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**TRACT 2**

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*Ronald W. Coombs*

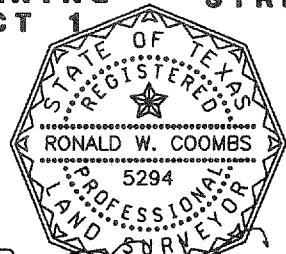
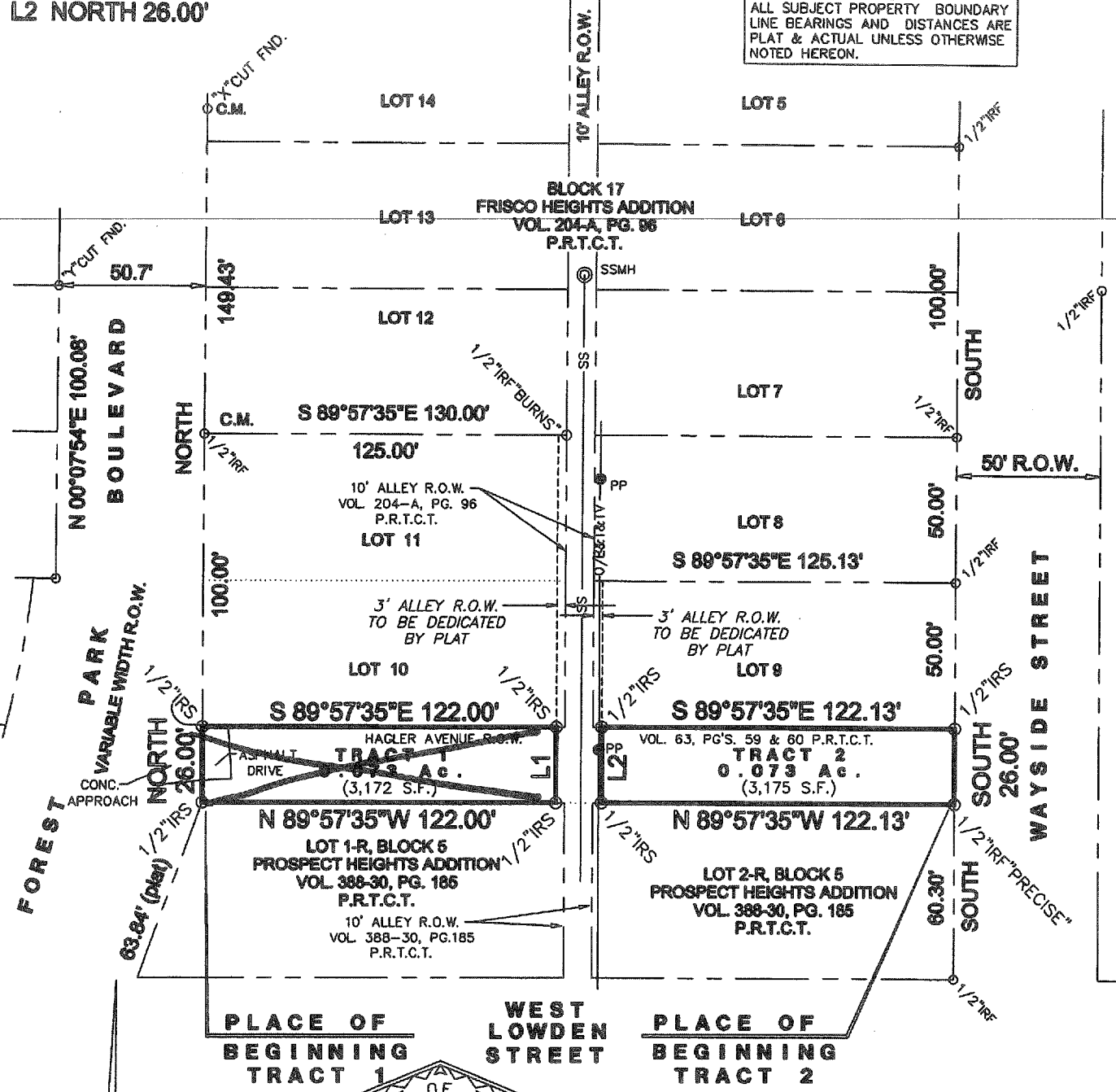
**Exhibit "A"**  
**ABANDONMENT OF**  
**HAGLER AVENUE**  
From Forest Park Boulevard to Wayside Street  
City of Fort Worth, Tarrant County, Texas



**Coombs Land Surveying, Inc.**  
P. O. Box 6160 Fort Worth, Texas 76115  
(817) 920-7600  
T.B.P.L.S. FIRM No. 101110880  
CLS JOB No. 21-0106

**\* NOTE \***  
ALL SUBJECT PROPERTY BOUNDARY  
LINE BEARINGS AND DISTANCES ARE  
PLAT & ACTUAL UNLESS OTHERWISE  
NOTED HEREON.

L1 SOUTH 26.00'  
L2 NORTH 26.00'



BASIS OF BEARINGS: EAST R.O.W. LINE OF  
FOREST PARK BOULEVARD AS SHOWN ON PLAT  
RECORDED IN IN VOL. 204-A, PG. 96, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT

SCALE: 1" = 50'

SHEET 2 OF 2

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

GF# WALKIN-MT-FTW-BS-KH-VEIGEL-D&AFP-WAYSIDELLC-TRACT1- HAGLERAVE

## SPECIAL WARRANTY DEED

(Cash)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS

§

COUNTY OF TARRANT

§

§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ALEX VEIGEL, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE, AS THE HEREIN CONVEYED PROPERTY CONSTITUTES NO PART OF MY BUSINESS OR RESIDENTIAL HOMESTEAD, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is 5801 CURZON AVENUE, SUITE 215, FORT WORTH, TEXAS 76107, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto D&A FP - WAYSIDE LLC, A TEXAS LIMITED LIABILITY COMPANY, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

**SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.**

Commonly known as: **TBD PROSPECT HEIGHTS ADDITION,  
FORT WORTH, TARRANT COUNTY, TEXAS**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of TARRANT County, Texas.

GRANTOR, for and in consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and GRANTOR'S successors, administrators, and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE.

\*\*\* NOTE: This instrument was prepared solely from information and on instructions given to us by the parties to this transaction. THE MCKNIGHT FIRM has made no inquiry as to title, taxes or restrictions and makes no warranties or representations as to condition of property, title, restrictions or taxes. This document has been prepared and delivered upon the condition that THE MCKNIGHT FIRM will have no liability for the accuracy of the information provided. \*\*\*

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE this 22nd day of JUNE, 2022.

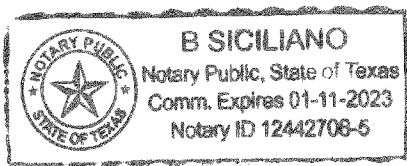
GRANTOR:

Alex Veigel  
ALEX VEIGEL

# ACKNOWLEDGMENT

THE STATE OF TX §  
COUNTY OF TARRANT §

The foregoing instrument was acknowledged before me on the 22nd day of JUNE, 2022, by ALEX VEIGEL.



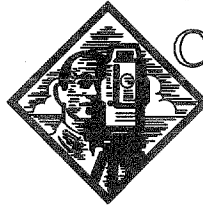
[Signature]  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

AFTER RECORDING, RETURN TO:

D&A FP - WAYSIDE LLC  
5801 CURZON AVENUE, SUITE 215  
FORT WORTH, TEXAS 76107

**Exhibit "A"**  
**ABANDONMENT OF**  
**HAGLER AVENUE**

**From Forest Park Boulevard to Wayside Street**  
**City of Fort Worth, Tarrant County, Texas**



**Coombs Land Surveying, Inc.**

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 101110880

CLS JOB No. 21-0106

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 NOTED HEREON.

**LEGAL DESCRIPTIONS**

**TRACT 1**

BEING a portion Hagler Avenue (a 26-foot wide right-of-way) between Forest Park Boulevard and Wayside Street, located in the J. ASBURY SURVEY, ABSTRACT No. 50, City of Fort Worth, Tarrant County, Texas as dedicated by plat of Prospect Heights, an addition to the City of Fort Worth, Texas, recorded in Volume 63, Pages 59 and 60 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of Lot 1-R, Block 5, Prospect Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 388-30, Page 185 of the Plat Records of Tarrant County, Texas, lying in the South right-of-way line of said Hagler Avenue at its intersection with the East right-of-way line of Forest Park Boulevard a variable width right-of-way);

THENCE NORTH, 26.00 feet along the said East right-of-way line of Forest Park Boulevard to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner of Lot 10, Block 17, Frisco Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 204-A, Page 96 of the Plat Records of Tarrant County, Texas;

THENCE S 89° 57' 35" E, 122.00 feet along the South boundary line of said Lot 10 with the North right-of-way line of said Hagler Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE SOUTH, 26.00 feet departing said boundary line and said right-of-way line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North boundary line of aforesaid Lot 1-R, being the aforesaid South right-of-way line of Hagler Avenue;

THENCE N 89° 57' 35" W, 122.00 feet along the North boundary line of said Lot 1-R, with the said South right-of-way line of Hagler Avenue to the PLACE OF BEGINNING, containing 0.073 acre (3,172 square feet) of land.

**TRACT 2**

BEING a portion Hagler Avenue (a 26-foot wide right-of-way) between Forest Park Boulevard and Wayside Street, located in the J. ASBURY SURVEY, ABSTRACT No. 50, City of Fort Worth, Tarrant County, Texas as dedicated by plat of Prospect Heights, an addition to the City of Fort Worth, Texas, recorded in Volume 63, Pages 59 and 60 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "PRECISE" at the Northeast corner of Lot 2-R, Block 5, Prospect Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 388-30, Page 185 of the Plat Records of Tarrant County, Texas, lying in the South right-of-way line of said Hagler Avenue at its intersection with the West right-of-way line of Wayside Street (a 50-foot wide right-of-way);

THENCE N 89° 57' 35" W, 122.13 feet along the North boundary line of said Lot 2-R with the said South right-of-way line of Hagler Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE NORTH, 26.00 feet departing said boundary line and said right-of-way line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the South boundary line of Lot 9, Block 17, Frisco Heights Addition, an addition to the City of Fort Worth, Texas, recorded in Volume 204-A, Page 96 of the Plat Records of Tarrant County, Texas;

THENCE S 89° 57' 35" E, 122.13 feet along the South boundary line of said Lot 9, with the said North right-of-way line of Hagler Avenue to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of said Lot 9, lying in the West right-of-way line of aforesaid Wayside Street;

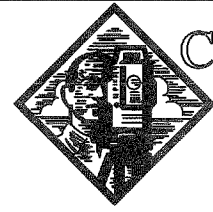
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*Ronald W. Coombs*

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**Coombs Land Surveying, Inc.**

P. O. Box 6160 Fort Worth, Texas 76115

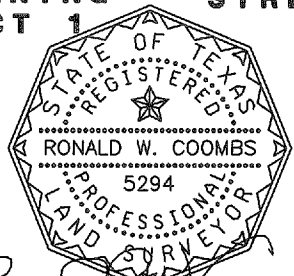
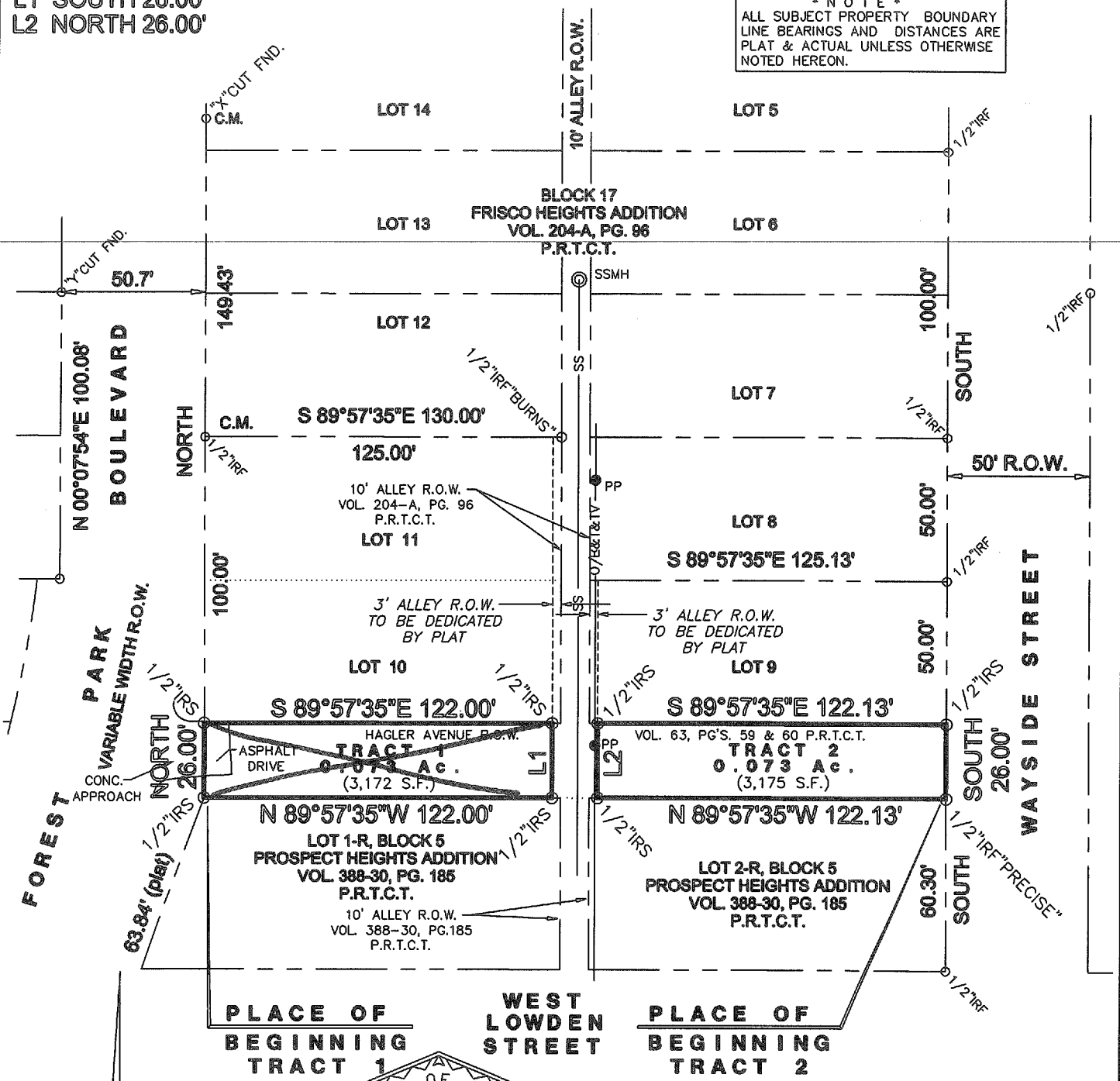
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L1 SOUTH 26.00'  
L2 NORTH 26.00'



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SHEET 2 OF 2