

EXHIBIT "A"
E. DASHWOOD ROW ABANDONMENT
LEGAL DESCRIPTION
0.088 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the Franklin Richards Survey, Abstract Number 1297, City of Fort Worth, Tarrant County, Texas, and being part of that certain called Schlater Street, now known E. Dashwood Street (60' right-of-way), as platted on Schlatters Subdivision, an addition to the City of Fort Worth, according to the plat thereof, recorded in Volume 63, Page 143, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TxDOT aluminum monument found, at the northwest corner of the herein described tract of land, same being the southwest corner of Lot 9, Block 1, of said Schlatters plat, and being in the north line of East Dashwood Street (60' right-of-way);

THENCE N 89°01'05" E, with the north line of said E. Dashwood street, and the south line of said Lot 9, passing at a distance of 98.80 feet, a 1/2" capped rebar found at the southeast corner thereof, being the southwest corner off a 16' alley of said Schlatters plat, continuing with the south line thereof, passing at a distance of 114.80 feet a 3/8" rebar found at the southeast corner thereof, and being the southwest corner of Lot 8, Block 1, of said Schlatters plat, continuing with the south line thereof, a total distance of 239.39 feet to a 1/2" rebar found at the southeast corner thereof, and being on the west line of Missouri Avenue (60' right-of-way), from which a "+" found in concrete bears S 50°30'54" W, a distance 8.06 feet;

THENCE over, across and through said E. Dashwood Street, the following:

S 00°29'06" E, a distance of 15.00 feet;

S 89°01'05" W, a distance of 37.43 feet;

S 00°58'55" E, a distance of 3.50 feet;

S 89°01'05" W, a distance of 16.00 feet;

N 00°58'55" W, a distance of 3.50 feet;

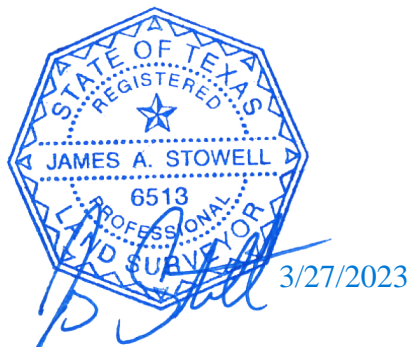
S 89°01'05" W, a distance of 111.04 feet;

S 00°58'55" E, a distance of 3.00 feet;

S 89°01'05" W, a distance of 61.73 feet;

N 77°00'15" W, a distance of 13.58 feet;

N 00°29'06" W, a distance of 14.72 feet to the POINT OF BEGINNING and containing approximately 0.088 acres of land.

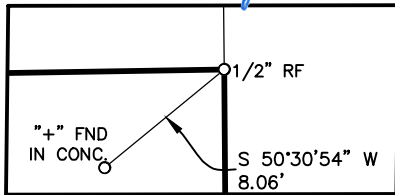
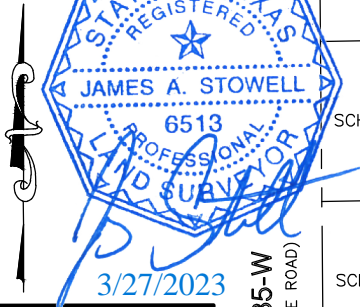


GENERAL NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

LEGEND

CRF = CAPPED REBAR FOUND
RF = REBAR FOUND
ROW = RIGHT OF WAY



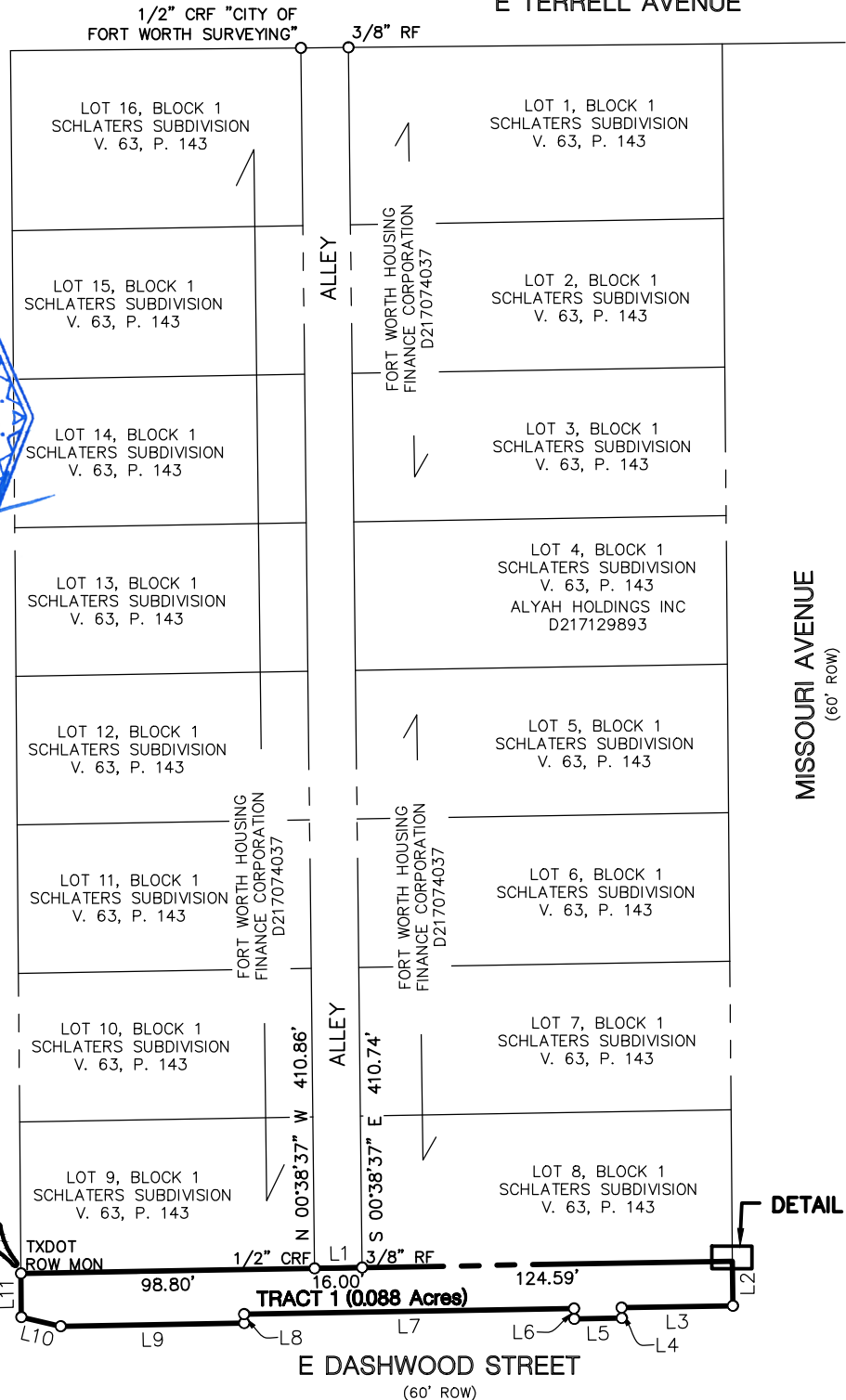
DETAIL "A" SCALE 1"=10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°01'05" E	239.39'
L2	S 00°29'06" E	15.00'
L3	S 89°01'05" W	37.43'
L4	S 00°58'55" E	3.50'
L5	S 89°01'05" W	16.00'
L6	N 00°58'55" W	3.50'
L7	S 89°01'05" W	111.04'
L8	S 00°58'55" E	3.00'
L9	S 89°01'05" W	61.73'
L10	N 77°00'15" W	13.58'
L11	N 00°29'06" W	14.72'

P.O.B.

INTERSTATE 35-W
(NORTHBOUND FRONTAGE ROAD)



DETAIL "A"

EXHIBIT "B" DASHWOOD ROW ABANDONMENT

0.088 Acres
in the

FRANKLIN RICHARDS SURVEY,
ABSTRACT NO. 1297
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PAGE 2 OF 2



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DRAWN BY: SC DATE: 2/27/2023 SCALE: 1" = 60' JOB. NO SPEC22188

LEGAL DESCRIPTION
0.196 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the Franklin Richards Survey, Abstract Number 1297, City of Fort Worth, Tarrant County, Texas, being all of Pulaski Street as commonly described in Evans South Subdivision, an unrecorded addition to the City of Fort Worth, and being all of those certain 5'x5' right-of-way dedications to the City of Fort Worth, according to the plat of Evans South Addition, recorded in Cabinet A, Slide 12103, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a PK Nail found in concrete at the northeast corner of an Alley, according to said Evans South Addition (unrecorded), same being the southeast corner of Lot 8, Block 1, of said Evans South Addition (unrecorded), and being in the west line of Evans Avenue (60' ROW);

THENCE S 00°34'47" E, with the west line of Evans Avenue, and an east line of said Alley, passing the most easterly southeast corner thereof, same being the northeast corner of Lot 1, Block 3, of said Evans South Addition (unrecorded), passing the southeast corner thereof, same being the northeast corner of Lot 2, Block 3, of said Evans South Addition (unrecorded), passing the southeast corner thereof, same being the northeast corner of Lot 3, Block 3, of said Evans South Addition (unrecorded), passing at a distance of 143.48 feet, a "+" found in brick, at the northeast corner of a certain tract of land, described by deed to the City of Fort Worth, recorded in Volume 15153, Page 317, Deed Records, Tarrant County, Texas, passing the southeast corner of said Lot 3, same being the northeast corner of said Lot 4, Block 3, of said Evans South Addition (unrecorded), continuing a total distance of 215.61 feet to the POINT OF BEGINNING, at the southeast corner thereof, same being the southeast corner of said City of Fort Worth tract (15153/317), same being the northeast corner of said Pulaski Street, and being in the west line of Evans Avenue;

THENCE S 00°34'47" E, with the east line of said Pulaski Street, and the west line of Evans Avenue, passing the southeast corner of said Pulaski Street, same being the northeast corner of a said 5'x5' right-of-way dedication, continuing a total of 55.00 feet to the south end of a corner clip, according to said Plat of Evans South Addition (A/12103), same being the northeast corner of said Lot 6R, and being in the west line of Evans Avenue;

THENCE N 45°34'40" W, with said corner clip, and the north line of said Lot 6R, a distance of 7.07 feet, to the north end of said corner clip, and being in the south line of said Pulaski Street;

THENCE S 89°25'27" W, with the south line of said Pulaski Street, and the north line of said Lot 6R, a distance of 160.45 feet to the north end of a said 5'x5' right-of-way dedication, being in the south line of said Pulaski Street, and being in the north line of said Lot 6R;

THENCE S 44°24'04" W, with said corner clip, and the north line of said Lot 6R, a distance of 7.07 feet to the south end of said corner clip, same being the northwest corner of said Lot 6R, and being in the east line of Missouri Avenue (60' ROW);

THENCE N 00°37'18" W, with the east line of Missouri Avenue, and the west line of said 5'x5' right-of-way dedication, passing the northwest corner thereof, same being the southwest corner of said Pulaski Street, continuing a total distance of 55.00 feet to the northwest corner of said Pulaski Street, same being the southwest corner of Lot 11, Block 3, of said Evans South Addition, and being in the east line of Missouri Avenue;

THENCE N 89°25'27" E, with the north line of said Pulaski Street, and the south line of said Lot 11, Block 3, passing the southeast corner thereof, same being the most easterly southwest corner of said Alley, passing the most westerly southeast corner thereof, same being the southwest corner of Lot 4, Block 3, of said Evans South Addition, passing a 1/2" capped rebar found, stamped "S&P Surveyors" at the southwest corner of said City of Fort Worth tract (15153/317), continuing a total distance of 170.48 feet to the POINT OF BEGINNING and containing approximately 0.196 acres of land.



3/22/2023

EXHIBIT "B"
ROW ABANDONMENT
0.196 Acres

in the
FRANKLIN RICHARDS SURVEY,
ABSTRACT NO. 1297
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

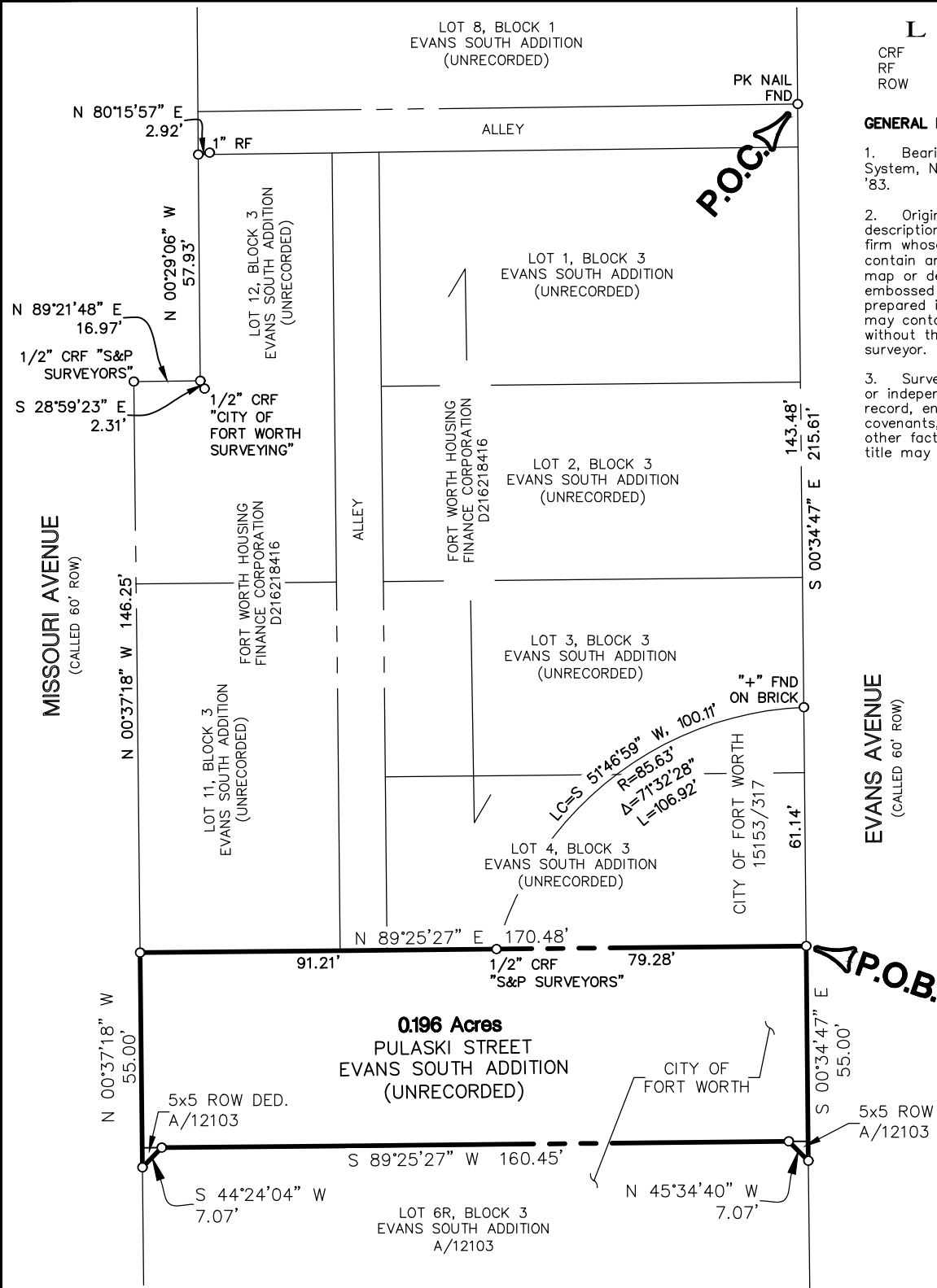


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DRAWN BY: BC DATE: 3/22/2023 SCALE: NTS JOB. NO. **SPEC22188**



LEGEND

CRF = CAPPED REBAR FOUND
 RF = REBAR FOUND
 ROW = RIGHT OF WAY

GENERAL NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
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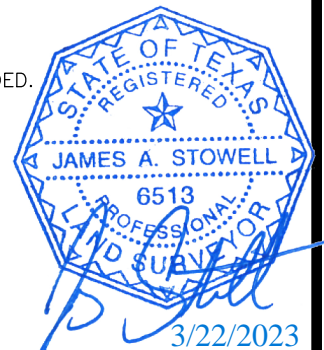


EXHIBIT "B"
ROW ABANDONMENT
0.196 Acres
 in the
FRANKLIN RICHARDS SURVEY,
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DRAWN BY: BC DATE: 3/22/2023 SCALE: 1" = 40' JOB. NO **SPEC22188**

LEGAL DESCRIPTION
0.151 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the Franklin Richards Survey, Abstract Number 1297, City of Fort Worth, Tarrant County, Texas, and being all of a certain Alley in Block 1, as platted on Schlatters Subdivision, an addition to the City of Fort Worth, according to the plat thereof, recorded in Volume 63, Page 143, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" rebar found, at the southeast corner of said Block 1 Alley, same being the southwest corner of Lot 8, Block 1, of said Schlatters plat, and being in the north line of East Dashwood Street (60' right-of-way);

THENCE S 89°01'05" W, with the south line of said Block 1 Alley, and the north line of East Dashwood Street a distance of 16.00 feet to a 1/2" capped rebar found at the southwest corner of said Block 1 Alley, and being the southeast corner of Lot 9, Block 1, of said Schlatters plat, from which a TXDOT Monument found at the southwest corner thereof, bears S 89°01'05" W, 98.80 feet;

THENCE N 00°38'37" W, with the west line of said Block 1 Alley, a distance of 410.86 feet to a 1/2" capped rebar found, stamped "CITY OF FORT WORTH" at the northwest corner of Block 1 said Alley, same being the northeast corner of Lot 16, Block 1, of said Schlatters plat, and being in the south line of East Terrell Avenue;

THENCE N 89°26'08" E, with the north line of said Block 1 Alley, and the south line of East Terrell Avenue, a distance of 16.00 feet to a 3/8" rebar found, at the northeast corner of said Block 1 Alley, same begin the northwest corner of Lot 1, Block 1, of said Schlatters plat, and being in the south line of East Terrell Avenue;

THENCE S 00°38'37" E, with the east line of said Block 1 Alley, a distance of 410.74 feet to the POINT OF BEGINNING and containing approximately 0.151 acres of land.



EXHIBIT "A"
ALLEY ROW ABANDONMENT
0.151 Acres
in the
FRANKLIN RICHARDS SURVEY,
ABSTRACT NO. 1297
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DRAWN BY: BC DATE: 8/1/2022 SCALE: NTS JOB. NO. **SPEC22188**

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RF = REBAR FOUND
ROW = RIGHT OF WAY



INTERSTATE 35-W
(NORTHBOUND FRONTAGE ROAD)

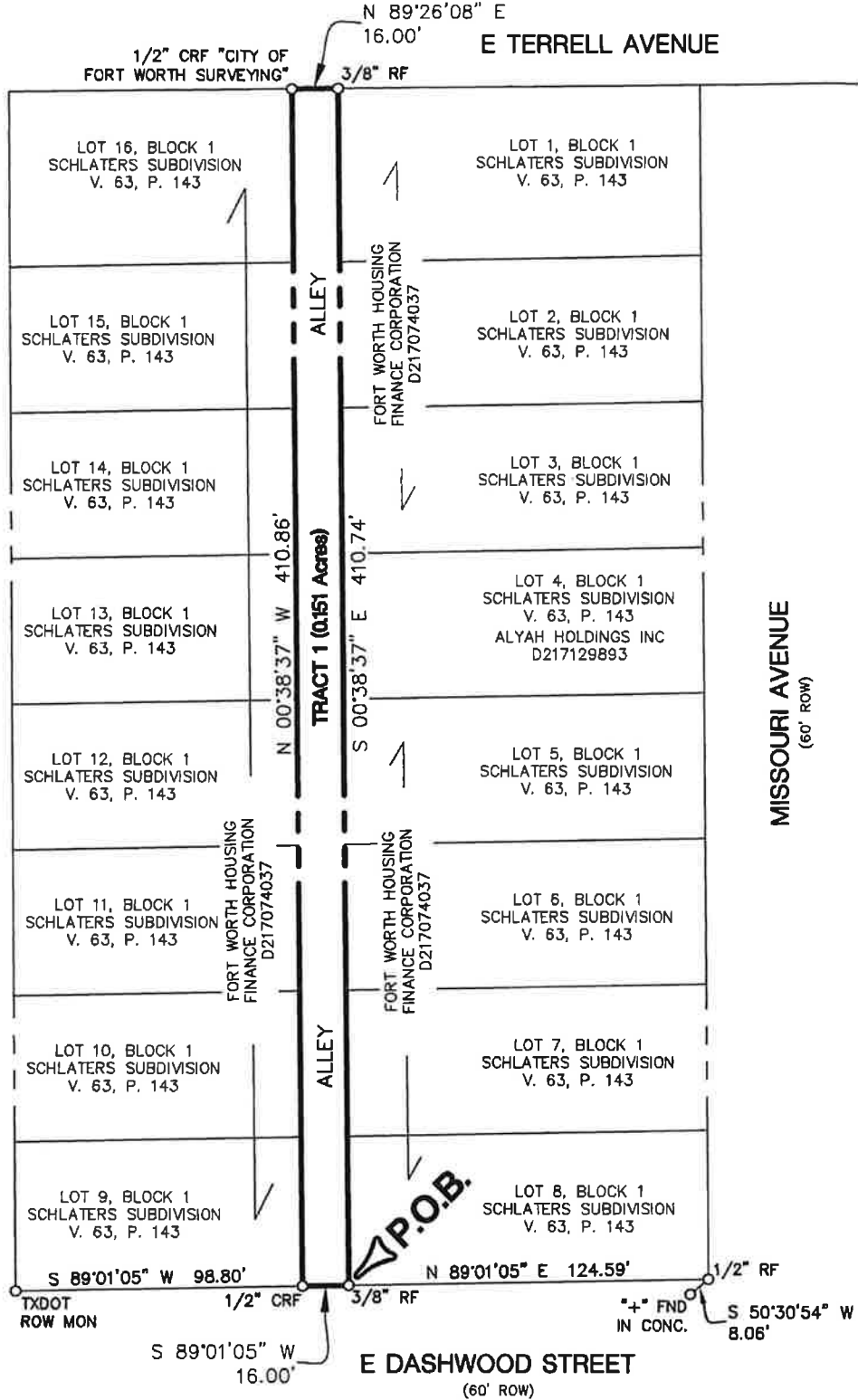


EXHIBIT "B"
ALLEY ROW ABANDONMENT
0.151 Acres
in the
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DRAWN BY: BC DATE: 8/1/2022 SCALE: 1" = 60' JOB. NO. SPEC22188