EXHIBIT "A" LEGAL DESCRIPTION RIGHT-OF-WAY ABANDONMENT

BEING 0.271 acre of land situated in the SARAH JENNINGS SURVEY, Abstract No. 844, Fort Worth, Tarrant County, Texas, and being a portion of West Vickery Boulevard (a variable width public right-of-way). Said 0.271 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a "Y" cut in concrete found at the Southwest corner of Lot 1, Block 1, Jennings North Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 484, of the Plat Records of Tarrant County, Texas, and said point lying at the intersection of the Southeast right-of-way line of Interstate Highway No. 30 (a variable width public right-of-way) with the North right-of-way line of said West Vickery Boulevard;

THENCE along the South boundary line of said Lot 1 and the North right-of-way line of said West Vickery Boulevard, as follows:

- N 89° 12' 50" E 973.49 feet, to a "Y" cut in concrete found at the most Southerly Southeast corner of said Lot, and said point lying at the Southeast corner of a 9-footwide portion of West Vickery Boulevard previously vacated by City Ordinance No. 10897;
- 2. N 00° 47' 10" W 9.00 feet, to a "Y" cut in concrete found in the South boundary line of said Lot 1, Block 1, and the East boundary line of said City Ordinance No. 10897, to a "Y" cut in concrete found in the South boundary line of said Lot 1, Block 1;
- 3. N 89° 12' 33" E 295.24 feet, to an "X" cut in concrete set at the Southeast corner of Lot 1, Block 2, Hemphill Lamar Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D216055664, of the Official Public Records of Tarrant County, Texas, and said point lying in the West right-of-way line Hemphill Street (a 120' wide public right-of-way);

THENCE severing said West Vickery Boulevard, as follows:

- SOUTHWESTERLY 17.03 feet, along a non-tangent curve to the right, having a radius of 512.96 feet, a central angle of 01° 54′ 08", and a chord bearing S 00° 40′ 01" W 17.03 feet, to an "X" cut in concrete set at the intersection of the West right-of-way line of said Hemphill Street with the North right-of-way line of the aforesaid West Vickery Boulevard;
- 2. S 89° 13' 00" W 900.98 feet, to an "X" cut in concrete set;
- 3. N 89° 58' 27" W 367.35 feet, to an "X" cut in concrete set;
- 4. N 00° 47' 10" W 2.75 feet, to the POINT OF BEGINNING containing 0.271 acre (11,816 square feet) of land.

Bearing Base: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

EXHIBIT

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	512.96'	17.03'	1°54'08"	17.03'	S 00°40'01" W

SARAH JENNINGS SURVEY NO. 844 SARAH JENNINGS 844

Course	Bearing	Distance
L1	N 00°47'10" W	9.00'
L2	N 89°12'33" E	295.24
L3	N 00°47'10" W	2.75'

INTERSTATE 30 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) (VOL. 10201, PG. 1023)

LOT 1, BLOCK 2 HEMPHILL LAMAR ADDITION D216055664 O.P.R.T.C.T.

POINT OF BEGINNING ("Y" IN CONCRETE FOUND)

"X" IN CONCRETE SET

9' R.O.W. VACATED BY ORDINANCE NUMBER 10897

LOT 1, BLOCK 1 JENNINGS NORTH ADDITION CAB. B, SLIDE 484 P.R.T.C.T.

89°12'50"E 973.49

GROUP, LLC D218045962).P.R.T.C.T.

0.271 ACRE (11,817 SQ. FT.)

PUBLIC RIGHT-OF-WAY

WIDE

9

COLLEGE AVENUF

89°58'27 367.35 "X" IN

EM 301 CC# 0.P.R.T.C.T.

CONCRETE SET

INVESTORS.

S 89°13'00"W WEST VICKERY BOULEVARD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

 $\frac{\circ}{2}$

THEATRE

ALLIED

o

EATRE GROUP, D218012399).P.R.T.C.T.

cc#__0.

FOOTWEAR

L2

MANAGEMENT COMPANY VOL. 10488, PG. 129 D.R.T.C.T.

900.98

EET

UPSCOMB STRI

PUBLIC

D214015586 PRTCT

cc# 0.1

CHURCHILL PROPERTIES, LLC CC# D215189148 O.P.R.T.C.T.

"X" IN CONCRÉTE SET

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

SURVEYED ON THE GROUND **NOVEMBER 20, 2023**

OTE PROPERTIES, I CC# D205163715 O.P.R.T.C.T. LOT 1R, BLOCK 3 JENNINGS SOUTH

CAPOTE F CC# C O.F

CHRIS L. BLEVINS

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS NO.5792



Brittain & Crawford LAND SURVEYING & TOPOGRAPHIC MAPPING

TEL (817) 926-0211 FAX (817) 926-9347 P.O. BOX 11374 * 3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 EMAIL: admin@brittain—crawford.com WEBSITE: www.brittain—crawford.com

> FIRM CERTIFICATION# 1019000 © 2013 Brittain & Crawford, LLC All Rights Reserved

RIGHT OF WAY ABANDONMENT MAP OF

ACRE 0.271 OF LAND

LOCATED IN THE SARAH JENNINGS SURVEY, ABSTRACT No. 844 TARRANT COUNTY, TEXAS

