

**LEGAL DESCRIPTION**

**2.359 ACRES**

**BEING** a tract of land situated in the A. Anderson Survey, Abstract Number 21, and the J. Smith Survey, Abstract Number 1382, located in the City of Fort Worth, Tarrant County, Texas, and being a part of Thirty Second Street (also known as University Street), Lulu Street, Webber Street, Schadt Street (also known as Beason Street) and various alley rights-of-way dedicated to the City of Fort Worth by the Corrected Plat of W. A. Archers Addition, an Addition to the City of Fort Worth, recorded in Volume 63, Page 72, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and Morgan Heights, an Addition to the City of Fort Worth, recorded in Volume 388, Page 44, Plat Records of Tarrant County, Texas said tract being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod set with cap stamped "KHA" (hereinafter called 5/8" iron rod set) for the intersection of the south right-of-way line of Thirty Second Street (also known as University Street - 80' ROW at this point) and the west right-of-way line of Schwarz Street (also known as Central Street - 80' ROW);

**THENCE** with said south right-of-way line, South 89°59'41" West, a distance of 124.66 feet to a 5/8" iron rod set for corner at the intersection of said south right-of-way line and the east line of a 16' wide alley;

**THENCE** with said east line, South 00°00'52" West, a distance of 150.00 feet to a 5/8" iron rod set for corner;

**THENCE** leaving said east line, South 89°59'41" West, a distance of 16.00 feet to a 5/8" iron rod set for corner in the west line of said alley;

**THENCE** with said west line, North 00°00'52" East, a distance of 150.00 feet to a 5/8" iron rod set for corner in the south right-of-way line of said Thirty Second Street;

**THENCE** with said south right-of-way line, South 89°59'41" West, a distance of 108.00 feet to a 5/8" iron rod set for the intersection of said south right-of-way line and the east right-of-way line of Lulu Street (60' ROW);

**THENCE** with said east right-of-way line, South 00°00'52" West, a distance of 50.00 feet to a 5/8" iron rod set for corner in the west right-of-way line of said Lulu Street;

**THENCE** leaving said east right-of-way line, South 89°59'41" West, a distance of 60.00 feet to a 5/8" iron rod set for corner in the west right-of-way line of said Lulu Street;

**THENCE** with said west right-of-way line, North 00°00'52" East, a distance of 50.00 feet to a 5/8" iron rod set for corner in the south right-of-way line of Thirty Second Street;

**THENCE** with said south right-of-way line, South 89°59'41" West, a distance of 108.00 feet to a 5/8" iron rod set for corner in the east line of a 16' wide alley;

**EXHIBIT DRAWING  
RIGHT-OF-WAY ABANDONMENT  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**

			<b>Kimley-Horn and Associates, Inc.</b>		
<small>12700 Park Central Drive, Suite 1800 Dallas, Texas 75251</small>			<small>Tel. No. (972) 770-1300 Fax No. (972) 239-3820</small>		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
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**THENCE** with said east line, South 00°00'52" West, a distance of 50.00 feet to a 5/8" iron rod set for corner;

**THENCE** leaving said east line, South 89°59'41" West, a distance of 16.00 feet to a 5/8" iron rod set for corner in the west line of said alley;

**THENCE** with said west line, North 00°00'52" East, a distance of 50.00 feet to a 5/8" iron rod set for corner in the south right-of-way line of Thirty Second Street;

**THENCE** with said south right-of-way line, South 89°59'41" West, a distance of 451.61 feet to a 5/8" iron rod set for corner in for the intersection of the south right-of-way line of said Thirty Second Street and the east right-of-way line of Schadt Street (60' ROW);

**THENCE** with said east right-of-way line, South 00°00'52" West, a distance of 50.00 feet to a 5/8" iron rod set for corner;

**THENCE** leaving said east right-of-way line, South 89°59'41" West, a distance of 60.00 feet to a 5/8" iron rod set for corner in the west right-of-way line of Schadt Street;

**THENCE** with said west right-of-way line, North 00°00'52" East, a distance of 110.13 feet to a 5/8" iron rod set for corner in the north right-of-way line of Thirty Second Street (60' ROW at this point)

**THENCE** with said north right-of-way line, South 89°59'04" East, a distance of 344.30 feet to a 5/8" iron rod set for corner for the intersection of the north right-of-way line of Thirty Second Street and the west right-of-way line of Webber Street (60' ROW);

**THENCE** with said west right-of-way line, North 00°00'52" East, a distance of 105.35 feet to a 5/8" iron rod set for corner in the south line of a reservation as depicted on said Corrected Plat of W. A. Archers Addition;

**THENCE** leaving said west right-of-way line and with the south line of said reservation, North 69°12'14" East, a distance of 64.19 feet to a 5/8" iron rod set for corner in the east right-of-way line of Webber Street;

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**THENCE** with said east right-of-way line, South 00°00'52" West, a distance of 108.13 feet to a 5/8" iron rod set for corner in the north right-of-way line of Thirty Second Street (80' ROW at this point);

**THENCE** with said north right-of-way line, North 89°59'41" East, a distance of 107.31 feet to a 5/8" iron rod set for corner in the west line of a 16' wide alley;

**THENCE** with said west line, North 00°00'52" East, a distance of 148.88 feet to a 5/8" iron rod set for corner with the south line of said reservation;

**THENCE** leaving said west line and with the south line of said reservation, North 69°12'14" East, a distance of 17.12 feet to a 5/8" iron rod set for corner in the east line of said alley;

**THENCE** with said east line, South 00°00'52" West, a distance of 154.96 feet to a 5/8" iron rod set for corner in the north right-of-way line of Thirty Second Street;

**THENCE** with said north right-of-way line, North 89°59'41" East, a distance of 108.00 feet to a 5/8" iron rod set for corner in the west right-of-way of said Lulu Street;

**THENCE** with said west right-of-way line, North 00°00'52" East, a distance of 195.97 feet to a 5/8" iron rod set for corner in the south line of said reservation;

**THENCE** leaving said west right-of-way line and with the south line of said reservation, North 69°12'14" East, a distance of 64.19 feet to a 5/8" iron rod set for corner in the east right-of-way of said Lulu Street;

**THENCE** with said east right-of-way line, South 00°00'52" West, a distance of 218.75 feet to a 5/8" iron rod set for corner in the north right-of-way line of Thirty Second Street;

**THENCE** with said south right-of-way line, North 89°59'41" East, a distance of 108.00 feet to a 5/8" iron rod set for corner in the west line of a 16' wide alley;

**THENCE** with said west line, North 00°00'52" East, a distance of 259.76 feet to a 5/8" iron rod set for corner in the south line of said reservation;

**THENCE** leaving said west line and with the south line of said reservation, North 69°12'14" East, a distance of 17.12 feet to a 5/8" iron rod set for corner in the east line of said alley;

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**THENCE** with said east line, South 00°00'52" West, a distance of 265.84 feet to a 5/8" iron rod set for corner in the north right-of-way line of Thirty Second Street;

**THENCE** with said south right-of-way line, North 89°59'41" East, a distance of 124.37 feet to a 5/8" iron rod set for corner in the west right-of-way line of said Schwarz Street;

**THENCE** with said west right-of-way line, South 00°11'39" East, a distance of 80.00 feet to the **POINT OF BEGINNING** and containing 2.359 acres or 102,747 square feet of land.

Bearing system of this survey is based on the northerly line of a called 9.060 acre tract of land described in deed to Chesapeake Exploration, LLC, whose bearing is recorded in County Clerk's No. D209021528, of the Deed Records of Tarrant County, Texas, said bearing being North 69°12'14" East.

**Michael B. Marx**

Registered Professional Land Surveyor No. 5181

Kimley-Horn and Associates, Inc.

12700 Park Central Drive, Suite 1800

Dallas, Texas 75251



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**LEGAL DESCRIPTION**  
**1.763 ACRES**

**BEING** a tract of land situated in the A. Anderson Survey, Abstract Number 21, and the S. Gilmore Survey, Abstract Number 580, located in the City of Fort Worth, Tarrant County, Texas, and being all of the reservation as depicted on said Corrected Plat of W. A. Archers Addition, recorded in Volume 63, Page 72, Plat Records of Tarrant County, Texas said tract being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for the intersection of the west right-of-way line of Schwarz Street (also known as Central Street - 80' ROW) and southeasterly right-of-way line of Dallas Area Rapid Transit 100' Right-of-Way;

**THENCE** with said west right-of-way line, South 00°11'39" East, passing a 1/2" iron rod found at 124.16 feet, in all a total distance of 128.20 feet to a 5/8 inch iron rod set with cap stamped "KHA" (hereinafter called 5/8 inch iron rod set) of the southeast corner of said reservation;

**THENCE** leaving said west right-of-way line and with the south line of said reservation, South 69°12'14" West, a distance of 640.31 feet to a 5/8 inch iron rod set at the southwest corner of said reservation;

**THENCE** with the west line of said reservation, North 00°00'52" East, a distance of 128.38 feet to a 5/8 inch iron rod set in the southeasterly right-of-way line of Dallas Area Rapid Transit 100' Right-of-Way;

**THENCE** with the southeasterly right-of-way line of Dallas Area Rapid Transit 100' Right-of-Way, North 69°12'14" East, a distance of 639.81 feet to the **POINT OF BEGINNING** and containing 1.763 acres or 76,808 square feet of land.

Bearing system of this survey is based on the northerly line of a called 9.060 acre tract of land described in deed to Chesapeake Exploration, LLC, whose bearing is recorded in County Clerk's No. D209021528, of the Deed Records of Tarrant County, Texas, said bearing being North 69°12'14" East.

**Michael B. Marx**  
 Registered Professional Land Surveyor No. 5181  
 Kimley-Horn and Associates, Inc.  
 12700 Park Central Drive, Suite 1800  
 Dallas, Texas 75251



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**LEGAL DESCRIPTION**  
**0.225 ACRE**

**BEING** a tract of land situated in the A. Anderson Survey, Abstract Number 21, and the J. Smith Survey, Abstract Number 1382, located in the City of Fort Worth, Tarrant County, Texas, and being part of University Street, said tract being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod set with cap stamped "KHA" (hereinafter called 5/8 inch iron rod set) for the intersection of the south right-of-way line of Thirty Second Street (60' ROW) and the southeasterly right-of-way line of Dallas Area Rapid Transit 100' Right-of-Way for the beginning of a curve to the right having a central angle of 03°49'59", a radius of 1457.91 feet and a chord bearing and distance of North 51°53'41" East, 97.52 feet;

**THENCE** northeasterly, with said southeasterly right-of-way line, an arc distance of 97.54 feet to a 1/2" iron rod found in the north line of said Thirty Second Street;

**THENCE** with said north right-of-way line, South 89°59'04" East, a distance of 123.43 feet to a 5/8 inch iron rod set for the northwest corner of the abandonment of Thirty Second Street in City of Fort Worth Ordinance No. \_\_\_\_\_;

**THENCE** with the west line of said abandonment, South 00°00'52" West, a distance of 60.13 feet to a 5/8 inch iron rod set in the south right-of-way line of said Thirty Second Street;

**THENCE** with said south right-of-way line, South 89°59'41" West, a distance of 200.14 feet to the **POINT OF BEGINNING** and containing 0.225 acres or 9,785 square feet of land.

Bearing system of this survey is based on the northerly line of a called 9.060 acre tract of land described in deed to Chesapeake Exploration, LLC, whose bearing is recorded in County Clerk's No. D209021528, of the Deed Records of Tarrant County, Texas, said bearing being North 69°12'14" East.

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