

EXHIBIT "A"

"Description for Vacation"

0.209 of an acre of land being the remaining portion of a variable width alley running through J.A. Lee's Subdivision of Block 8, Fields-Welch Addition, an addition of the City of Fort Worth, Tarrant County, Texas, as filed in Volume 106, Page 127, Plat Records of Tarrant County, Texas and also containing all of the 20' Wide Pedestrian & Emergency Access Easement, created by City Ordinance No. 7157, City of Fort Worth, Tarrant County, Texas, crossing portions of Lots 13-R, 17-R and 37-R, of said J.A. Lee Subdivision of Block 8, Fields-Welch Addition, an addition to the City of Fort Worth, as filed in Volume 388-98, Page 26, Plat Records of Tarrant County, Texas; said 0.209 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 39 of said J.A. Lee's Subdivision of Block 8, Fields-Welch Addition, also being the most westerly northwest corner of said alley in the east R-O-W line of South Lake Street (55 feet in width) from which an "X" cut found for the southwest corner of Lot 25-R, of said J.A. Lee Subdivision of Block 8, Fields-Welch Addition bears S 00°34'13" E, 399.99 feet;

THENCE N 89°25'47" E, along the common line of said Lot 39 and said alley, 50.00 feet to the southeast corner of said Lot 39, also being a re-entrant corner of said alley;

THENCE N 00°34'13" W along the most northerly west line of said alley along the east line of said Lot 39 and the remainder of Lot 40 of said J.A. Lee's Subdivision of Block 8, Fields-Welch Addition, a total distance of 172.67 feet to the south line of West Terrell Avenue (a variable width R-O-W);

THENCE N 89°25'47" E, along said south R-O-W line of West Terrell Avenue and along the north end of said alley, 10.00 feet to the west line of the remainder of Lot 1 of said J.A. Lee's Subdivision of Block 8, Fields-Welch Addition;

THENCE S 00°34'13" E, along the east line of said alley and along the west line of said remainder of Lot 1, Lots 2 thru 6 of said J.A. Lee's Subdivision of Block 8, Fields-Welch Addition, along the west line of Lot 7-R, Block 8, J.A. Lee Subdivision of Block 8, Fields-Welch Addition, an addition to the City of Fort Worth, as filed in Volume 388-120, Page 51, Plat Records of Tarrant County, Texas, along the west line of Lots 11 and 12 of said J.A. Lee's Subdivision of Block 8, Fields-Welch Addition, as filed in Volume 106, Page 127, Plat Records, Tarrant County, Texas and along the west line of said Lot 13-R, 382.67 feet to a re-entrant corner of said Lot 13-R, also being the southeast corner of said alley and being the north line of said Pedestrian & Emergency Access Easement;

THENCE N 89°25'47" E, over and across said Lot 13-R along the north line of said easement, 154.00 feet to the east line of said Lot 13-R, also being the west line of Fifth Avenue (a variable width R-O-W);

THENCE S 00°34'13" E, along said line at 10.00 feet passing the common east corner of said Lots 13-R and 17-R and continuing along said line, in all 20.00 feet to the southeast corner of said easement from which a P.K. Nail found for the southeast corner of aforementioned Lot 25-R bears S 00°34'13" E, 200.00 feet;

THENCE S 89°25'47" W, leaving said line over and across said Lot 17-R along the south line of said Pedestrian & Emergency Access Easement, 214.00 feet to the west line of said Lot 17-R, also being the east line of aforementioned South Lake Street;

THENCE N 00°34'13" W, along said R-O-W line and said west of Lot 17-R at 10.00 feet passing its northwest corner, also being the southwest corner of aforementioned Lot 37-R and continuing in all 20.00 feet to the northwest corner of said easement in the west line of said Lot 37-R;

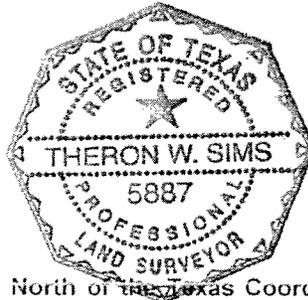
THENCE N 89°25'47" E, leaving said line over and across said Lot 37-R and along the north line of said Pedestrian & Emergency Access Easement, 50.00 feet to the re-entrant corner of said Lot 37-R, also being the most southerly southwest corner of aforementioned alley;

THENCE N 00°34'13" W, along a west line of said alley and along said east line of said Lot 37-R, passing the common east line of said Lot 37-R and aforementioned Lot 38 of said J.A. Lee's Subdivision of Block 8, Fields-Welch Addition, filed in Volume 106, Page 127, Plat Records of Tarrant County, Texas and continuing 190.00 feet to its northeast corner, also being a re-entrant corner of said alley;

THENCE S 89°25'47" W, along the common line of said alley with the north line of said Lot 38, 50.00 feet to the east line of said South Lake Street;

THENCE N 00°34'13" W, along the most westerly line of said alley and along said east line of South Lake Street, 20.00 feet to the **POINT OF BEGINNING** and containing 9,107 square feet or 0.209 of an acre of land.


Theron W. Sims, R.P.L.S.
Texas Registration No. 5887



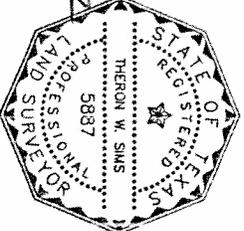
1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001377301 was used to scale grid coordinates and distances to surface.

2) Integral parts of this survey:
a. Legal Description
b. Sketch

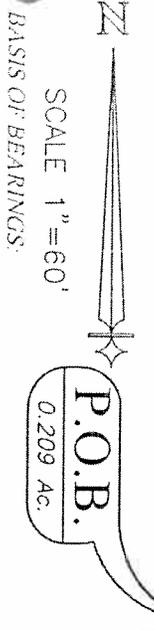


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S. LAKE STREET
 20.00'
 50.00'
 399.99'

ALLEY, PEDESTRIAN & EMERGENCY ACCESS EASEMENT VACATION
 EXHIBIT FOR VARIABLE WIDTH

Situated in and being a portion of J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 106, Page 127, Plat Records of Tarrant County, Texas and also being a portion of J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-98, Page 26, Plat Records of Tarrant County, Texas.

ALLEY, PEDESTRIAN & EMERGENCY ACCESS EASEMENT VACATION

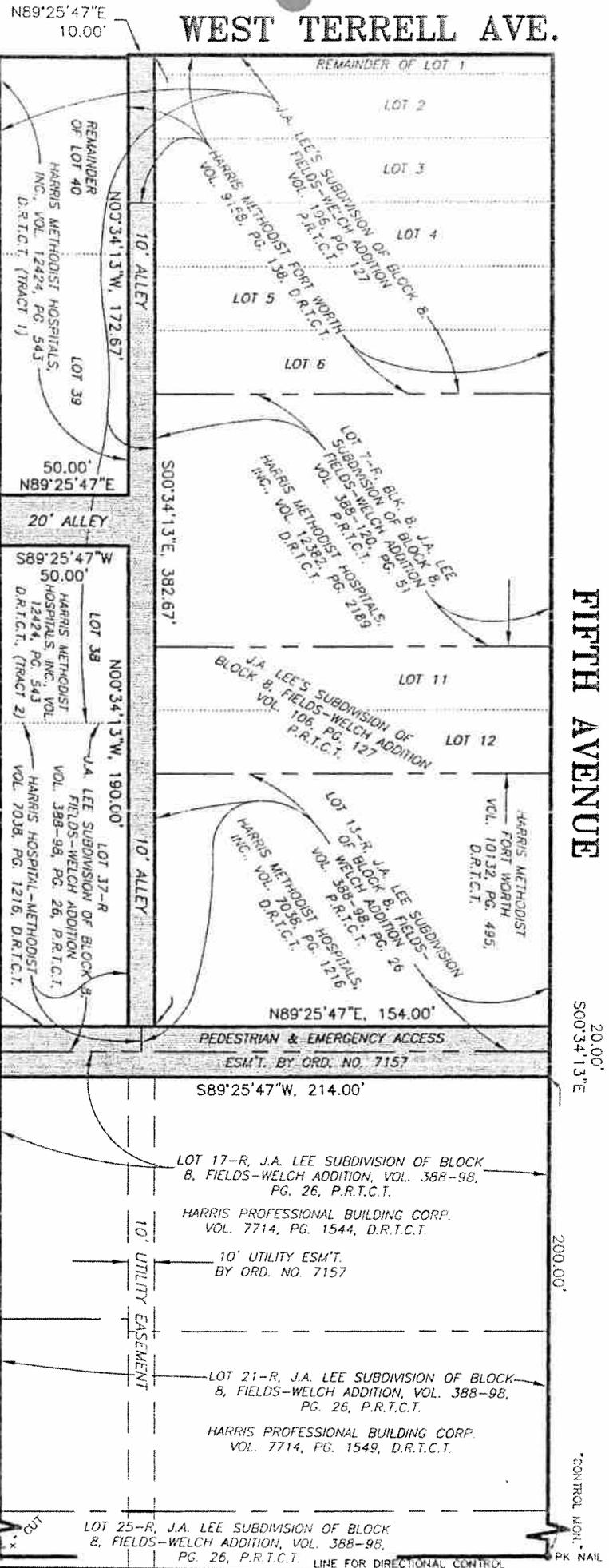


EXHIBIT "B"

FIFTH AVENUE

WEST TERRELL AVE.