

LEGAL DESCRIPTION

A 0.4378 acre portion of the right-of-way Grainger Street, a variable width public street situated between West Broadway Avenue on the north and West Peter Smith Street on the south, and a five feet wide strip of West Broadway Avenue, a variable width public street situated between South Jennings Avenue on the east and Grainger Street on the west, in the City of Fort Worth, Tarrant County, Texas, within and adjacent to Block 36 of Jennings South Addition, an unrecorded plat, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" steel rod at the northeast corner of Lot 2 of said Block 36, at the intersection of the south right-of-way line of said West Broadway Avenue and the west right-of-way line of said Grainger Street;

THENCE South 01°28'00" West along the east line of said Lot 2 and the west right-of-way line of said Grainger Street, 5.00 feet to the POINT OF BEGINNING;

THENCE South 87°37'00" East, 238.39 feet to a point;

THENCE South 43°42'41" East, 7.21 feet to a point in the north line of Lot 1-R, Block 36, Jennings South Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 931, Plat Records, Tarrant County, Texas;

THENCE North 87°37'00" West along the north line of said Lot 1-R, 193.49 feet to the northwest corner thereof;

THENCE South 01°28'00" West along the west line of said Lot 1-R, 246.02 feet to the southwest corner thereof, said point also being in the north line of the remainder portion of that tract conveyed to Jennings and Hemphill, LLC by Special Warranty Deed recorded under Clerk's File No. D211045121, Real Property Records, Tarrant County, Texas;

THENCE North 89°40'23" West along the north line of the remainder of said Jennings and Hemphill tract, 10.00 feet to a point at the northwest corner thereof;

THENCE South 01°28'00" West along the west line of said Jennings and Hemphill tract, 137.54 feet to a point;

THENCE North 87°37'00" West 40.00 feet to a point in the east line of that tract conveyed to VGA Leasing, LP by Special Warranty Deed recorded under Clerk's File No. D212024878, Real Property Records, Tarrant County, Texas;

THENCE North 01°28'00" East along the east line of said VGA Leasing tract, 390.05 feet to Point of Beginning, and containing 0.4378 acres (19,069 square feet) of land, more or less.

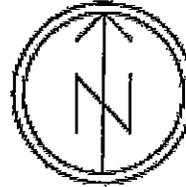


August 2, 2013

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

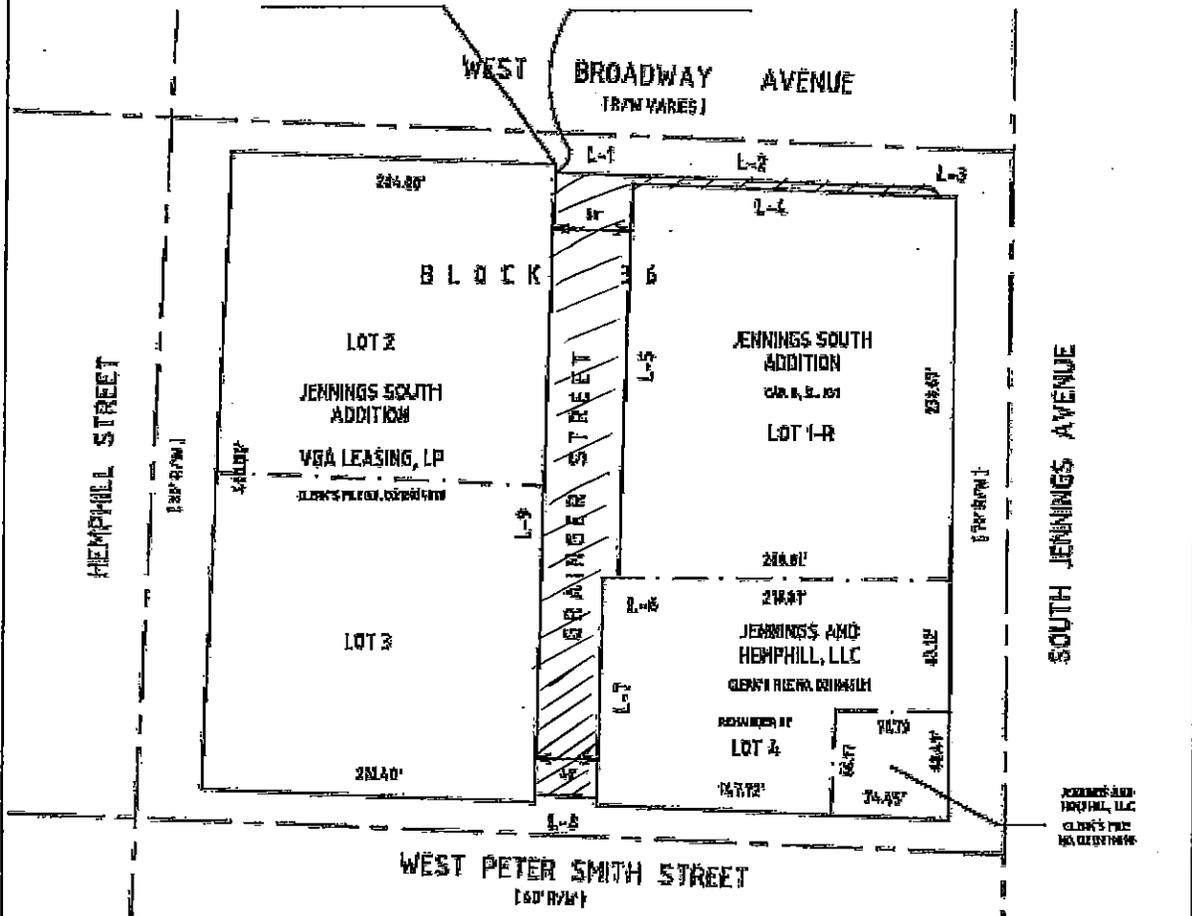
SKETCH OF PORTION OF THE RIGHT-OF-WAY OF GRAINGER STREET AND WEST BROADWAY AVENUE TO BE VACATED



POINT OF COMMENCING

POINT OF BEGINNING

SCALE: 1" = 100'



John A. Grant III



August 2, 2013

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 01°26'00" W	5.00
L-2	S 87°31'40" E	233.39
L-3	S 43°42'41" E	7.21
L-4	S 89°39'10" W	193.67
L-5	S 81°26'00" W	244.80
L-6	N 82°45'23" W	16.80
L-7	S 01°26'00" W	181.87
L-8	N 80°39'10" W	63.80
L-9	N 01°26'00" E	340.05

Grant Engineering, Inc.

Engineer: *[Signature]* Surveyor: *[Signature]* Planner: *[Signature]*
 5344 Douglas Street, Fort Worth, Texas 76110-4504, 817-323-4531