

**Tract 1:**

BEING all that certain lot, tract or parcel of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas, lying in the abandoned Right Of Way of 19th Street, 28th Street and adjoining 16 feet wide Alley, and a portion of Ridglea Lane, said parcel being more particularly described, by metes and bounds, as follows:

BEGINNING at a 5/8 Inch Iron pin found for the southeast corner of a tract of land conveyed to Ridglea Landco, LLC., in County Clerk's File No. (CC#) D215071080, Deed Records, Tarrant County, Texas (D.R., T.Co., Tx.), the common north corner Lots 4 & 5, block 51, Ridglea Park Addition, as recorded in Volume 388-86, Page 15, Plat Records, Tarrant County, Texas (P.R., T.Co., Tx.), and the southeast corner of the Survey Map of Ridgeway Manors No. 2, Inc., as recorded in Volume 388-G, Page 127, P.R., T.Co., Tx., said corner also being in the abandoned west ROW line of 19th Street;

THENCE North 00 degrees 03 minutes 30 seconds East, with said west ROW line, a distance of 505.74 feet to a to a 5/8 Inch Iron pin set, with a plastic cap stamped, "SEMPCO SURVEYING, INC.", hereinafter all set corners are so marked, unless otherwise stated, for corner in the west ROW line of Bryant Irvin Road, said corner also being at the beginning of a non-tangent curve turning to the left, with a radius of 522.05 feet, whose long chord bears South 19 degrees 52 minutes 33 seconds East, a distance of 355.97 feet;

THENCE with said curve to the left and with said west ROW line of Bryant Irvin Road, through a central angle of 39 degrees 52 minutes 06 seconds, an arc length of 363.26 feet, to a 5/8 Inch Iron pin set for corner at the intersection of said Bryant Irvin Road and the south ROW line of 28th Street, as dedicated on the plat of Chamberlin Arlington Heights, an addition to the City of Fort Worth, as recorded in Volume 63A, Page 40, P.R., T.Co., Tx., and being on the north line of Lot 18, Block 510 of said Chamberlin Arlington Heights;

THENCE North 89 degrees 56 minutes 30 seconds West departing said Bryant Irvin ROW, and with said south ROW line and said Block 510, a distance of 61.37 feet to a to a point for corner at the intersection of said south ROW line and the east ROW line of said 19th Street, said corner also being the northwest corner of Lot 20 of said Block 510;

THENCE South 00 degrees 03 minutes 30 seconds West with said east ROW line and with the west line of said Lot 20, a distance of 125.00 feet to a to a point for corner at the intersection of said east ROW line and a 16 feet wide Alley dedicated in said Block 510;

THENCE North 89 degrees 56 minutes 30 seconds East with the south line of said Block 510 and said alley, a distance of 17.06 feet to a point for corner, at the intersection of said alley and the north ROW line of Ridglea Lane, a 65 feet wide ROW at the beginning of a non-tangent curve turning to the right, with a radius of 134.46 feet, whose long chord bears North 30 degrees 53 minutes 46 seconds East, a distance of 63.29 feet;

THENCE with said curve to the right and said ROW line, through a central angle of 27 degrees 13 minutes 24 seconds, an arc length of 63.89 feet, to a point for corner;

THENCE North 44 degrees 30 minutes 21 seconds East, continuing with said ROW line, a distance of 56.29 feet to a point for corner at the intersection of said Ridglea Lane and the westerly ROW line of said Bryant Irvin Road, said corner being at the beginning of a curve turning to the left, with a radius of 522.05 feet, whose long chord bears South 44 degrees 43 minutes 55 seconds East, a distance of 7.50 feet;

THENCE with said curve to the left and said Bryant Irvin Road, through a central angle of 00 degrees 49 minutes 24 seconds, an arc length of 7.50 feet, to a 5/8 Inch iron pin set for corner;

THENCE South 44 degrees 30 minutes 21 seconds West departing said Bryant Irvin Road and 7.50 feet southeast of and parallel with said Ridglea Lane, a distance of 56.19 feet to a 5/8 Inch Iron pin set for corner, at the beginning of a tangent curve turning to the left, with a radius of 126.96 feet, whose long chord bears South 22 degrees 17 minutes 55 seconds West, a distance of 95.98 feet;

THENCE with said curve to the left and 7.50 feet southeast of and parallel with said Ridglea Lane, through a central angle of 44 degrees 25 minutes 07 seconds, an arc length of 98.43 feet, to a 5/8 Inch iron pin set for corner;

THENCE South 00 degrees 05 minutes 21 seconds West and 7.50 feet east of and parallel with said Ridglea Lane, a distance of 5.01 feet to a 5/8 Inch iron pin set for corner;

THENCE South 89 degrees 05 minutes 06 seconds West a distance of 7.50 feet to a point for the northeast corner of Lot 5A, Ridglea Park Addition, an addition to the City of Fort Worth, as recorded in Volume 388-180, Page 25, P.R., T.Co., Tx., and in the west ROW line of said Ridglea Lane;

THENCE North 00 degrees 05 minutes 21 seconds East, with said ROW, a distance of 5.14 feet to a to a point for corner, at the beginning of a tangent curve turning to the right, with a radius of 134.46 feet, whose long chord bears North 05 degrees 10 minutes 33 seconds East, a distance of 23.84 feet;

THENCE with said curve to the right and with said ROW line, through a central angle of 10 degrees 10 minutes 22 seconds, an arc length of 23.87 feet, to a point for corner, at the intersection of said ROW line and the south line of said alley;

THENCE North 89 degrees 56 minutes 30 seconds West with said alley, a distance of 13.16 feet to a point for corner, at the intersection of said alley and the east ROW line of said 19th Street;

THENCE South 00 degrees 03 minutes 30 seconds West, with said ROW line, a distance of 29.07 feet to a point for corner in the north line of Lot 5A;

THENCE South 89 degrees 05 minutes 06 seconds West a distance of 60.00 feet to the POINT of BEGINNING, having an area of 24,533 Square Feet, or 0.563 Acres, more or less.

Sempco Surveying, Inc.  
3208 S. Main St.  
Ft. Worth, TX 76110  
(817) 926-7876

Proj. No. 10063-VE

Firm Registration Number: 10094500

CASE No.: VA-15-005

SCALE 1"=	Right Of Way Vacation for Portions of 19th Street, 28th Street, Ridglea Lane, a 16 feet wide Alley & Westridge Avenue	(see attached field notes)	SHEET NO.
DWN: WB   CHK: JH			5 of 4
DATE: 04/22/2015			

**Tract 2:**

BEING all that certain lot, tract or parcel of land situated in the S H McEntire Survey, Abstract No. 1006, and the Hays Covington Survey, Abstract No. 256, both being in the City of Fort Worth, Tarrant County, Texas, lying in the Right Of Way of Westridge Avenue, a variable width Right of Way (ROW), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 5/8 Inch Iron pin found for the northwest corner of a tract of land conveyed to Ridgelea Landco, LLC., in County Clerk's File No. (CC#) D215071060, Deed Records, Tarrant County, Texas (D.R.,T.Co.,Tx.), said corner also being in the west line of the Survey Map of Ridgeway Manor No. 2, Inc. as recorded in Volume 388-G, Page 127, Plat Records, Tarrant County, Texas (P.R.,T.Co.,Tx.), being in the east ROW line of Westridge Avenue, and at the beginning of a curve turning to the right, with a radius of 2304.20 feet, whose long chord bears South 18 degrees 22 minutes 38 seconds East, a distance of 556.77 feet, and being southwest of a 1/2 Inch Iron pin found for the southwest corner of Lot 1R1, Block B, Ridgeway Manors Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in CC# D211169505, P.R.,T.Co.,Tx., along said east ROW line an arc length of 103.52 feet;

THENCE with said curve to the right and the common line between said ROW line and the west line of said Ridgelea Landco tract, through a central angle of 13 degrees 52 minutes 42 seconds, an arc length of 558.13 feet, to a 3/4 inch iron pin found for corner in the west line of said Ridgeway tract, at the beginning of a compound curve turning to the right, with a radius of 912.20 feet, whose long chord bears South 09 degrees 44 minutes 00 seconds West, a distance of 659.65 feet;

THENCE with said curve to the right and continuing with said common line, through a central angle of 42 degrees 23 minutes 37 seconds, an arc length of 674.94 feet to a point for the common southwest corner of said Ridgelea Landco tract and said Ridgeway tract, said corner also being in the north line of Lot 1-R, Block 51, Ridglea Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-86, Page 15, P.R.,T.Co.,Tx.;

THENCE North 58 degrees 35 minutes 04 seconds West with said Lot 1-R, at 1.65 feet pass a 5/8 inch iron pin found, continuing in all a total distance of 10.00 feet to a 5/8 Inch iron pin set with a plastic cap stamped, SEMPCO SURVEYING, INC., hereinafter all set corners are so marked, unless otherwise stated, for the northwest corner of said Lot 1-R and in the east ROW line of Westridge Avenue, a 70 feet wide ROW, at the beginning of a non-tangent curve turning to the left, with a radius of 902.20 feet, whose long chord bears North 09 degrees 43 minutes 50 seconds East, a distance of 652.35 feet;

THENCE with said curve to the left and 10 feet west of and parallel to said Ridglea Landco and Ridgeway tracts, through a central angle of 42 degrees 23 minutes 18 seconds, an arc length of 687.46 feet, to a 5/8 Inch Iron pin set for corner at the beginning of a compound curve turning to the left, with a radius of 2,294.20 feet, whose long chord bears North 18 degrees 22 minutes 13 seconds West, a distance of 553.80 feet;

THENCE with said curve to the left and 10 feet west of and parallel to said Ridgelea Landco and Ridgeway tracts, through a central angle of 13 degrees 51 minutes 52 seconds, an arc length of 555.15 feet, to a 5/8 inch Iron pin set for corner;

THENCE North 61 degrees 30 minutes 33 seconds East a distance of 10.02 feet to the POINT of BEGINNING, having an area of 12,278 Square Feet, or 0.282 Acres of land, more or less.

Prepared under my direction from an actual survey on the ground by Sempco Surveying, Inc.

*Wayne Barton*  
 \_\_\_\_\_  
 Wayne Barton, R.P.L.S.  
 Texas Registration No. 6138  
4/23/2015  
 Date



Sempco Surveying, Inc.  
 3208 S. Main St.  
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 (817) 926-7876

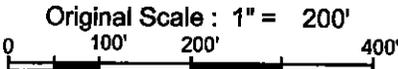
Proj. No. 10063-VE

Firm Registration Number: 10094500

CASE No.: VA-15-005

SCALE 1"=	Right Of Way Vacation for Portions of 19th Street, 28th Street, Ridglea Lane, a 16 feet wide Alley & Westridge Avenue	(see attached field notes)	SHEET NO. 2 of 4
DWN: WB   CHK: JH			
DATE: 04/22/2015			

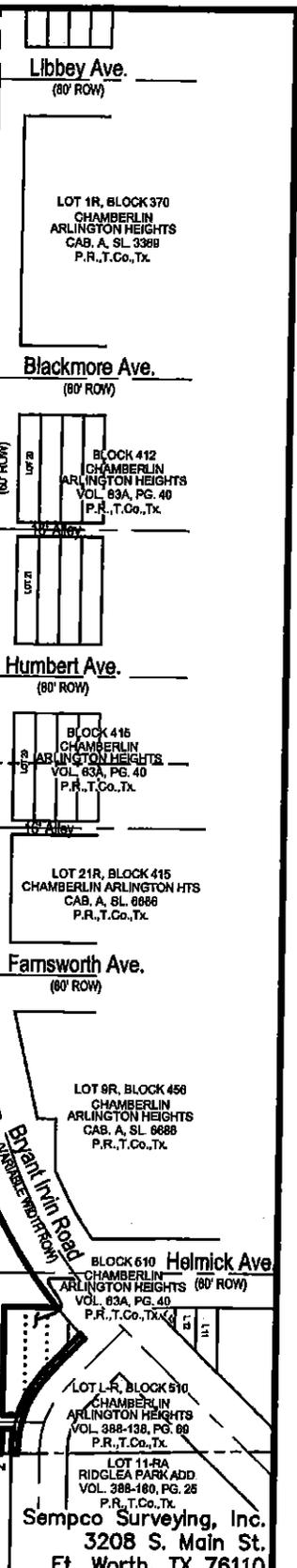
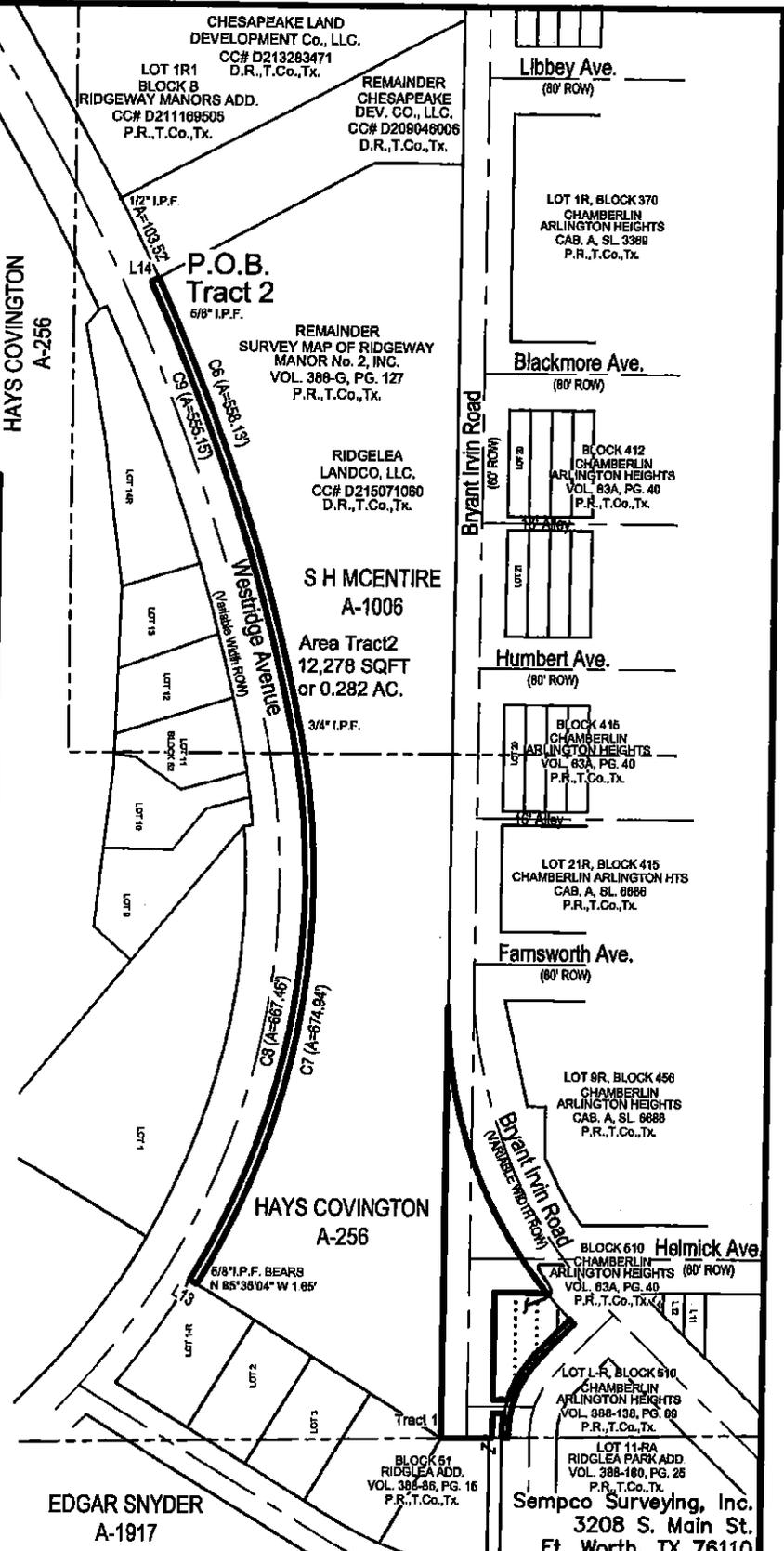
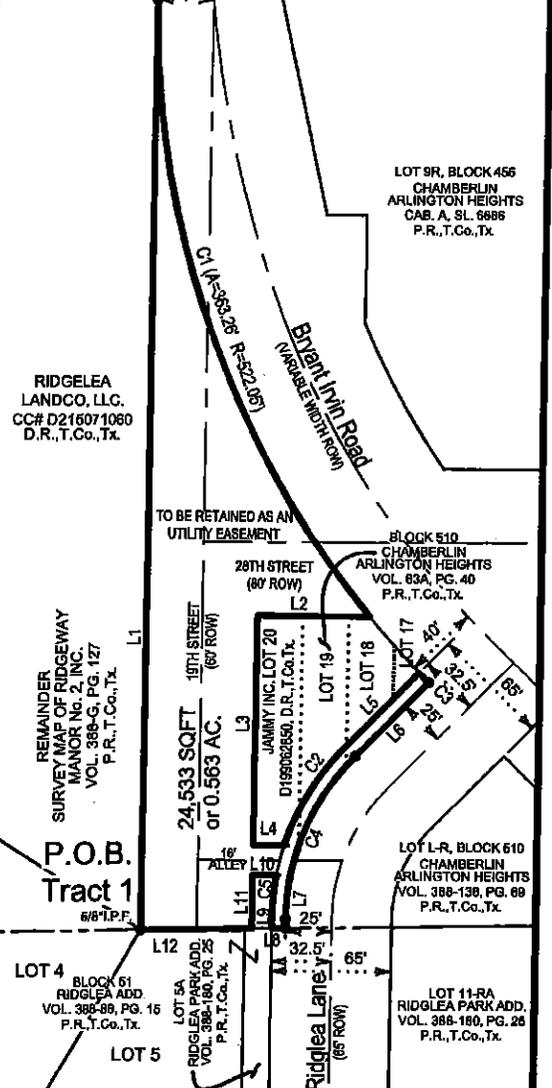
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Original Scale: 1" = 200'

Bearings are based on NAD 83 Grid,  
North Central Zone,  
Texas State Plane Coordinate System.

INSET  
SCALE 1"=100'



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Proj. No. 10063-VE		Firm Registration Number: 10094500	
SCALE 1"=200'		Right Of Way Vacation for Portions of 19th Street, 28th Street, Ridglea Lane, a 16 feet wide Alley & Westridge Avenue	
DWN: WB	CHK: JH	(see attached field notes)	
DATE: 04/22/2015		SHEET NO. 1 of 4	

CASE No.:  
VA-15-005

**TRACT 1**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	522.05'	363.26'	355.97'	S19°52'33"E	39°52'06"
C2	134.46'	63.89'	63.29'	N30°53'46"E	27°13'24"
C3	522.05'	7.50'	7.50'	S44°43'55"E	00°49'24"
C4	126.96'	98.43'	95.98'	S22°17'55"W	44°25'07"
C5	134.46'	23.87'	23.84'	N05°10'33"E	10°10'22"

LINE	BEARING	DISTANCE
L1	N00°03'30"E	505.74
L2	N89°56'30"W	61.37'
L3	S00°03'30"W	125.00'
L4	S89°56'30"E	17.06'
L5	N44°30'21"E	56.29'
L6	S44°30'21"W	56.19'
L7	S00°05'21"W	5.01'
L8	S89°05'06"W	7.50'
L9	N00°05'21"E	5.14'
L10	S89°56'30"W	13.16'
L11	S00°03'30"W	29.07'
L12	S89°05'06"W	60.00'

**TRACT 2**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	2,304.20'	558.13'	556.77'	S18°22'38"E	13°52'42"
C7	912.20'	674.94'	659.65'	S09°44'00"W	42°23'37"
C8	902.20'	667.46'	652.35'	N09°43'50"E	42°23'18"
C9	2,294.20'	555.15'	553.80'	N18°22'13"W	13°51'52"

LINE	BEARING	DISTANCE
L13	N58°35'04"W	10.00'
L14	S61°30'33"E	10.02'

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