

EXHIBIT "A"
RIGHT-OF-WAY ABANDONMENT
(LUBBOCK AVENUE)

BEING a tract of land located in the City of Fort Worth, Tarrant County, Texas, part of the John Jennings Survey, Abstract No. 851, being all Lubbock Avenue (50' public right-of-way) located in Blocks 67 & 67A, South Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-9, Page 551, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the northerly right-of-way line of Southgate Drive (an 80' public right-of-way) and the west right-of-way line of Lubbock Avenue (a 50' public right-of-way), same being the southeast corner of Lot 11, Block 67 of said South Hills Addition;

THENCE, along said west right-of-way line and the east line of said Block 67 as follows:

North 28 degrees 36 minutes 48 seconds West, a distance of 136.80 feet to a point for the beginning of a tangent curve to the right;

Through a central angle of 36 degrees 25 minutes 23 seconds, a radius of 224.60 feet, an arc distance of 142.78 feet, with a chord bearing of North 10 degrees 24 minutes 06 seconds West and a chord distance of 140.39 feet to a point in the south right-of-way line of Interstate Highway No. 20 (a.k.a. South Loop 820, a variable width public right-of-way);

THENCE, along the south right-of-way line of Interstate 20 and the north line of the herein described tract, South 82 degrees 15 minutes 09 seconds East, a distance of 50.00 feet to a point for the northwest corner of that tract of land described in deed to the State of Texas, as recorded in Volume 7706, Page 2061, Deed Records, Tarrant County, Texas, the northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which a 5/8 inch iron rod with plastic cap stamped "SCI" set for an angle break in the northerly line of said State of Texas tract bears South 82 degrees 15 minutes 09 seconds East, a distance of 57.36 feet;

THENCE along the west line of said State of Texas tract, the west line of the remainder of Block 67-A of said South Hills Addition as follows:

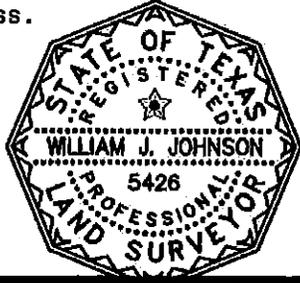
Along said non-tangent curve to the left, through a central angle of 36 degrees 26 minutes 27 seconds, a radius of 174.60 feet, an arc distance of 111.05 feet, with a chord bearing of South 10 degrees 23 minutes 35 seconds East and a chord distance of 109.19 feet;

South 28 degrees 36 minutes 48 seconds East, a distance of 136.78 feet to a point in the northerly right-of-way line of said Southgate Drive, from which a 1/2 inch iron rod found for the southeast corner of Lot 4, Block 67-A of said South Hills Addition bears North 61 degrees 22 minutes 00 seconds East, a distance of 103.51 feet;

THENCE, along the northerly right-of-way line of Southgate Drive, South 61 degrees 22 minutes 00 seconds West, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 13,185 square feet or 0.3027 acres of land more or less.



William J. Johnson
Registered Professional Land Surveyor No. 5426



STREET RIGHT-OF-WAY ABANDONMENT
LUBBOCK AVENUE
(VOLUME 388-9, PAGE 551, P.R.T.C.T.)
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: 12/07/2015 Project No. 15149145


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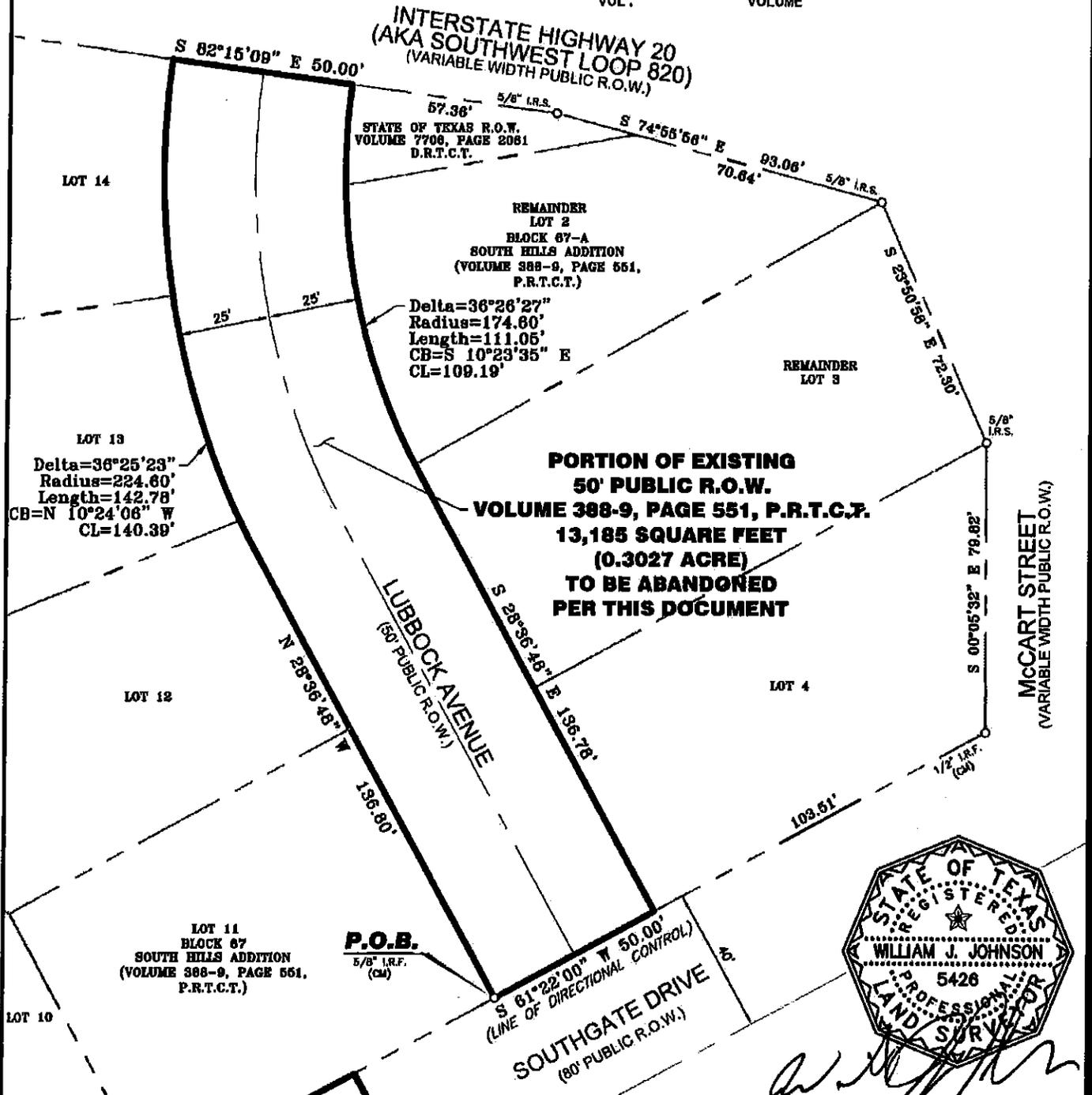


SCALE: 1"=40'

**BASIS OF BEARINGS
NORTHERLY R.O.W. LINE OF
SOUTHGATE DRIVE
(N 81°22' E)
VOL. 388-9, PG. 551,
P.R.T.C.T.**

LEGEND

- 5/8" I.R.S.
- CL
- (CM)
- D.R.D.C.T.
- I.R.F.
- P.R.T.C.T.
- PG.
- P.O.B.
- R.O.W.
- VOL.
- 5/8" IRON ROD SET WITH PLASTIC CENTERLINE
- CONTROLLING MONUMENT
- DEED RECORDS, TARRANT COUNTY, TEXAS
- IRON ROD FOUND
- PLAT RECORDS, TARRANT, COUNTY, TEXAS
- PAGE
- POINT OF BEGINNING
- RIGHT-OF-WAY
- VOLUME



**PORTION OF EXISTING
50' PUBLIC R.O.W.
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13,185 SQUARE FEET
(0.3027 ACRE)
TO BE ABANDONED
PER THIS DOCUMENT**

**STREET RIGHT-OF-WAY ABANDONMENT
LUBBOCK AVENUE
(VOLUME 388-9, PAGE 551, P.R.T.C.T.)
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