

## METES AND BOUNDS DESCRIPTION

BEING a 0.128 acre tract of land situated in the J. R. Montgomery Survey, Abstract Number 1030, Tarrant County, Texas, being a portion of an existing 16 foot wide right-of-way as dedicated by Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204, Page 4, Plat Records of Tarrant County, Texas, said 0.128 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of intersection of the southeasterly line of said 16 foot wide right-of-way with the westerly right-of-way line of Van Cliburn Way (a 50 foot wide right-of-way) for the northeasterly corner of the tract of land described as Tract 2 in the instrument to Museum Place Block A, Ltd recorded in Document Number D208148858, Deed Records of Tarrant County, Texas;

THENCE with the common line of said 16 foot wide right-of-way and said Tract 2 and the tract of land described as Tract 1 in the instrument to Museum Place Block A, Ltd recorded in Document Number D208148858, Deed Records of Tarrant County, Texas South 63° 12' 59" West a distance of 343.87 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the common line of said 16-foot-wide right-of-way and said Tract 1 North 26° 47' 01" West a distance of 16.05 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the northeasterly line of said 16 foot wide right-of-way for the southwesterly corner of the tract of land described as Tract 6 in the instrument to Museum Place Block A, Ltd recorded in Document Number D208148858, Deed Records of Tarrant County, Texas;

THENCE with the common line of said 16 foot wide right-of-way and of said Tract 6 and said Tract 2 and the tract of land described in the instrument to Museum Place Block A, Ltd recorded in Document Number D208402984, Deed Records of Tarrant County, Texas North 63° 12' 59" East a distance of 352.04 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of intersection of the common line of said 16 foot wide right-of-way and said Museum Place Block A, Ltd tract (Document Number D208402984) and the westerly right-of-way line of Van Cliburn Way for the southeasterly corner of said Museum Place Block A, Ltd tract (Document Number D208402984);

THENCE with the southerly projection of the westerly right-of-way line of Van Cliburn Way South 00° 11' 57" West a distance of 18.01 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.128 acres (5,583 square feet) of land.

### EXHIBIT 'A'

B001248.003

PAGE 1 OF 2

A metes and bounds description of even date accompanies this drawing.

SEPTEMBER 19, 2016



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
FIRM REGISTRATION 10098100

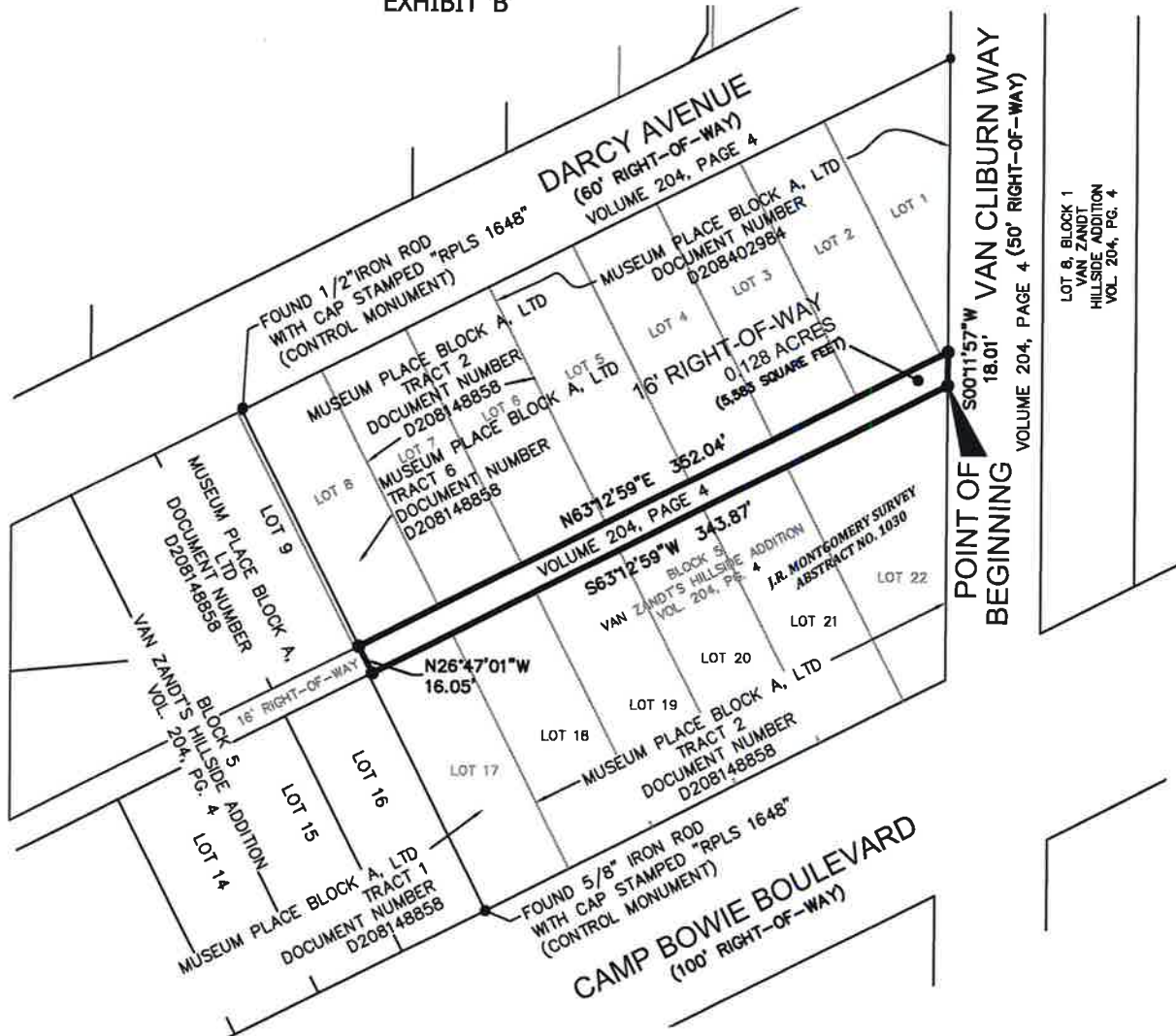
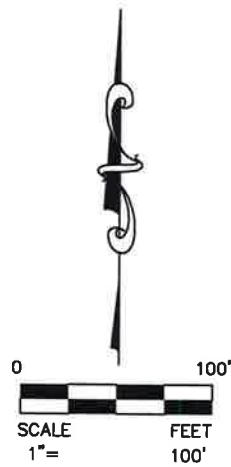


RIGHT-OF-WAY  
ABANDONMENT  
0.128 ACRES

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

PLOTTED BY: Shaw, Adam ON: Monday, September 19, 2016 AT: 3:19 PM FILEPATH: G:\Production\500\001200\B001248\Survey\DA\003\Drawings\B001248.003 ROW Abandonment\_Alley.dwg

EXHIBIT 'B'



VICINITY MAP  
NOT TO SCALE

B001248.003

PAGE 2 OF 2

A metes and bounds description of even date  
accompanies this drawing.

SEPTEMBER 19, 2016



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NOTES:

1. The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
2. All property corners are 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc LP" set unless otherwise noted.

RIGHT-OF-WAY  
ABANDONMENT  
0.128 ACRES

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

## METES AND BOUNDS DESCRIPTION

BEING a 0.585 acre tract of land situated in the J. R. Montgomery Survey, Abstract Number 1030, Tarrant County, Texas, being a portion of the Darcy Avenue right-of-way as dedicated by Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204, Page 4, Plat Records of Tarrant County, Texas, said 0.585 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of intersection of the southeasterly right-of-way line of Darcy Avenue with the westerly right-of-way line of Van Cliburn Way (a 50 foot wide right-of-way) for the northeasterly corner of the tract of land described in the instrument to Museum Place Block A, Ltd recorded in Document Number D208402984, Deed Records of Tarrant County, Texas;

THENCE with the common line of Darcy Avenue and said Museum Place Block A, Ltd tract and the tracts of land described as Tract 2 and Tract 6 in the instrument to Museum Place Block A, Ltd recorded in Document Number D208148858, Deed Records of Tarrant County, Texas South 63° 12' 59" West a distance of 423.30 feet to a 5/8 inch iron rod with a cap stamped "RPLS 1848" found for the northwesterly corner of said Tract 6;

THENCE departing the common line of Darcy Avenue and said Tract 6 North 26° 47' 01" West a distance of 60.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the common line of Darcy Avenue and the tract of land described as Tract 5 in the instrument to Museum Place Block A, Ltd recorded in Document Number D208148858, Deed Records of Tarrant County, Texas;

THENCE with the common line of Darcy Avenue and said Tract 5 and the tract of land described in the instrument to SJS Museum Outparcel, LLC recorded in Document Number D216019168, Deed Records of Tarrant County, Texas and the tracts of land described as Tract 3 and Tract 4 in the instrument to Museum Place Block A, Ltd recorded in Document Number D208148858, Deed Records of Tarrant County, Texas and the tract of land described in the instrument to the City of Fort Worth recorded in Volume 4050, Page 524, Deed Records of Tarrant County, Texas North 63° 12' 59" East a distance of 389.82 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the southerly right-of-way line of 7th Street (a variable width right-of-way) for the most easterly corner of said City of Fort Worth tract;

THENCE with an easterly projection of the southerly right-of-way line of 7th Street South 89° 50' 20" East a distance of 57.06 feet to a 5/8 inch iron rod with a cap stamp "Dunaway Assoc LP" set in a northerly projection of the westerly right-of-way line of Van Cliburn Way;

THENCE with the northerly projection of the westerly right-of-way line of Van Cliburn Way South 00° 11' 57" West a distance of 38.31 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.585 acres (25,487 square feet) of land.

## EXHIBIT 'A'

B001248.003

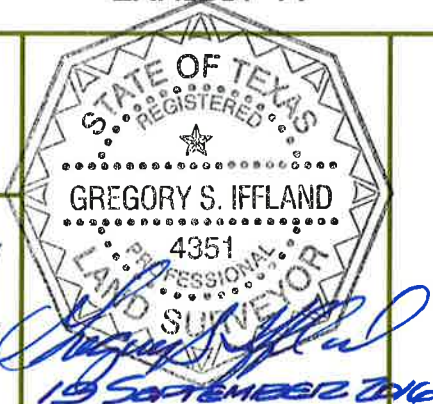
PAGE 1 OF 2

A drawing of even date accompanies this  
metes and bounds description.

SEPTEMBER 19, 2016



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Tel: 817.335.1121  
FIRM REGISTRATION 10098100

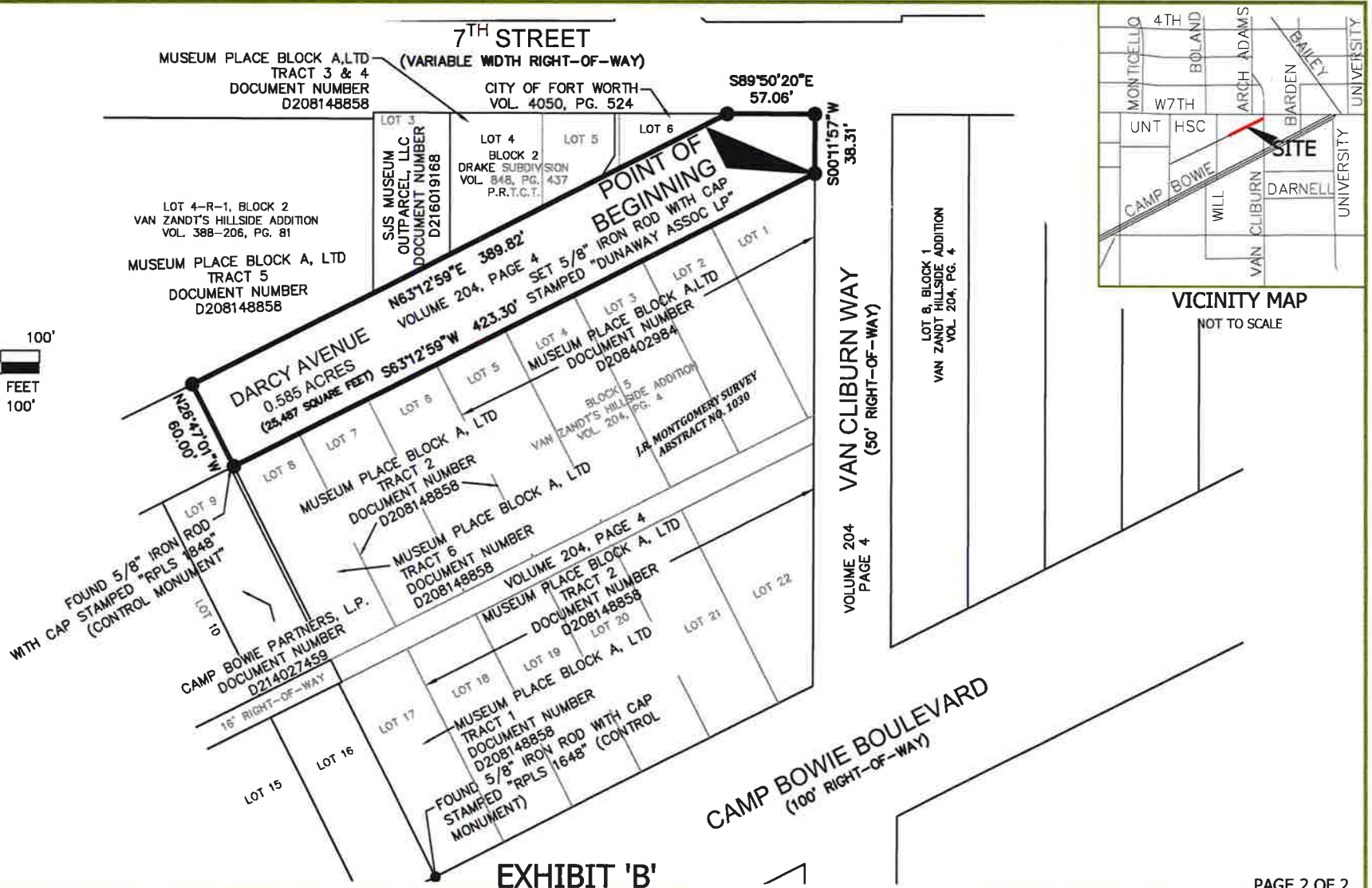


**RIGHT-OF-WAY  
ABANDONMENT  
0.585 ACRES**

**CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS**



PLOTTED BY: Shaw, Adam ON: Monday, September 19, 2016 AT: 2:52 PM FILEPATH: G:\Production\500\001200\B001248\Survey-DA\003\Drawings\B001248.003 ROW Abandonment\_Darcy.dwg



B001248.003

EXHIBIT 'B'

PAGE 2 OF 2

A metes and bounds description of even date  
accompanies this drawing.  
SEPTEMBER 19, 2016



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FIRM REGISTRATION 10098100

NOTES:

1. The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
2. All property corners are 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc LP" set unless otherwise noted.

RIGHT-OF-WAY  
ABANDONMENT  
0.585 ACRES  
  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS