

EXHIBIT "A"
RIGHT-OF-WAY ABANDONMENT
(PORTION OF SOUTHGATE DRIVE)

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 a portion of Southgate Drive as dedicated by the plat of South Hills, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-9, Page 551, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 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 McCart Street (a variable width public right-of-way), same being the southeast corner of Lot 4, Block 67-A said South Hills addition;

THENCE, along the west right-of-way of McCart Street and the east line of the herein described tract, South 00 degrees 05 minutes 32 seconds East, a distance of 116.30 feet to a 5/8" iron rod with cap stamped "SCI" set at the intersection of the said west right-of-way line and the southerly right-of-way line of said Southgate Drive, being the most easterly northeast corner of Lot 1, Block 71, South Hills, an addition to the City of Fort Worth as recorded in Volume 388-12, Page 84, Plat Records, Tarrant County, Texas, (the beginning of a non-tangent curve to the left;

THENCE, along the southerly right-of-way of Southgate Drive and the northerly line of said Lot 1 as follows:

Along said non-tangent curve to the left through a central angle of 118 degrees 32 minutes 29 seconds, a radius of 15.00 feet, an arc length of 31.03 feet, a chord bearing of North 59 degrees 21 minutes 46 seconds West and a chord distance of 25.79 feet to a 5/8" iron rod with cap stamped "SCI" set;

South 61 degrees 22 minutes 00 seconds West, a distance of 147.03 feet to a 5/8" iron rod with cap stamped "SCI" set for the southwest corner of said Lot 1, being in the northeast line of Lubbock Avenue (50' R.O.W), the beginning of a non-tangent curve to the left;

THENCE, along the northeast line of Lubbock Avenue and along said non-tangent curve to the left through a central angle of 00 degrees 05 minutes 22 seconds, a radius of 260.72 feet, an arc length of 0.41 feet, a chord bearing of North 28 degrees 40 minutes 16 seconds West and a chord distance of 0.41 feet to a 5/8" iron rod with cap stamped "SCI" set for the beginning of a non-tangent curve to the left;

THENCE, along said along said non-tangent curve to the left through a central angle of 124 degrees 54 minutes 57 seconds, a radius of 50.62 feet, an arc length of 110.36 feet, a chord bearing of North 56 degrees 10 minutes 32 seconds West and a chord distance of 89.77 feet to a 5/8" iron rod with cap stamped "SCI" set in the northerly right-of-way line of Southgate Drive, being in the southerly line of Lot 11, Block 67, said South Hills addition;

THENCE, along the northerly right-of-way line of Southgate Drive and the southerly line of said Lot 11, North 61 degrees 22 minutes 00 seconds East, passing at a distance of 103.77 feet a 5/8" iron rod found at the east corner of said Lot 11 and the southwest right-of-way line of Lubbock Avenue (50' R.O.W.), passing at a distance of 153.77 feet a 5/8" iron rod found at the south corner of said Lot 4 and the northeasterly right-of-way line Lubbock Avenue, continuing along the southerly line of said Lot 4 for a total distance of 257.28 feet to the **POINT OF BEGINNING** and containing 15,576 square feet or 0.3576 acres of land more or less.



William J. Johnson
Registered Professional Land Surveyor No. 5426



STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF SOUTHGATE DRIVE
(VOLUME 388-9, PAGE 551, P.R.T.C.T.)
JOHN JENNINGS SURVEY, ABSTRACT NO. 851
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Date: 07/26/2016

Project No. 15149145



903 N. Bowser Road
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Richardson, Texas 75081
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0 30 60



SCALE: 1"=30'

**BASIS OF BEARINGS
NORTHERLY R.O.W. LINE OF
SOUTHGATE DRIVE
(N 61°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

**LOT 4
BLOCK 67-A
SOUTH HILLS ADDITION
(VOLUME 388-9, PAGE 551,
P.R.T.C.T.)**

**LUBBOCK AVENUE
(13.185 S.F. / 0.3027 AC.)
ABANDONED BY CITY
ORDINANCE
NO. 22192-05-2016**

**LOT 11
BLOCK 67
SOUTH HILLS ADDITION
(VOLUME 388-9,
PAGE 551,
P.R.T.C.T.)**

**PORTION OF EXISTING
80' PUBLIC R.O.W.
(VOL. 388-9, PG. 551, P.R.T.C.T.)
15,576 SQUARE FEET
(0.3576 ACRE)
TO BE ABANDONED
BY THIS DOCUMENT**

Delta=118°32'29"
Radius=15.00'
Length=31.03'
CB=N 59°21'46" W
CL=25.79'

Delta=124°54'57"
Radius=50.62'
Length=110.36'
CB=N 56°10'32" W
CL=89.77'

Delta=00°05'22"
Radius=260.72'
Length=0.41'
CB=N 28°40'16" W
CL=0.41'

**LOT 1
BLOCK 71
SOUTH HILLS ADDITION
(VOLUME 388-12, PAGE 84,
P.R.T.C.T.)**



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