

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. Improvements not shown.

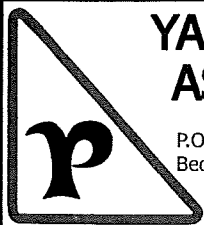
3. OPRTCT = Official Public Records, Tarrant County, Texas

4. ( ) = Indicates Plat Call

5. POC = Point of Commencing / POB = Point of Beginning

LOT 1, BLOCK A  
MORGAN HEIGHTS ADDITION  
INSTRUMENT NUMBER  
D211225706  
OPRTCT

A metes and bounds description, line and curve table of even date accompanies this exhibit.



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**0.188 ACRE TRACT 1 and  
0.023 ACRE TRACT 2**

SITUATED IN THE ABRAHAM ANDERSON SURVEY,  
ABSTRACT NO. 21

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

# EXHIBIT 'A'

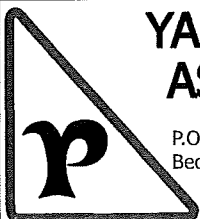
LINE TABLE

NO.	BEARING	LENGTH
L1	S89°36'59"E	60.00'
L2	S00°23'01"W	121.80'
L3	N00°23'01"E	151.32'
L4	S89°36'59"E	16.00'
L5	S00°23'01"W	59.41'
L6	S69°12'14"W	17.16'
L7	N00°23'01"E	65.61'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°27'34"	1557.91'	66.87'	S64°11'11"W	66.87'

A exhibit and metes and bounds  
description of even date accompanies  
this line and curve table.



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2016-057-001

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September 22, 2016

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TARRANT COUNTY, TEXAS

## EXHIBIT 'B'

### TRACT 1 METES AND BOUNDS DESCRIPTION

BEING 0.188 acre tract of land situated in the A. Anderson Survey, Abstract Number 21, located in the City of Fort Worth, Tarrant County, Texas, all of the Schadt Avenue 60' right-of-way between Block 4 and Block 6, Dixie Wagon Manufacturing Co's Addition, recorded in Volume 63, Page 27-28 of the Official Public Records, Tarrant County, Texas, (OPRTCT), said 0.188 acre tract being more particularly described as follows:

COMMENCING at a found 5/8" iron rod at the northwest corner of said Block 4 at the intersection of the East right-of-way line of Ewald Avenue (60' wide) and the south right-of-way line of Glendora Street (60' wide), from which a 3/8" iron rod at the northeast corner of Block 2 of said Dixie Wagon Manufacturing Co's Addition bears North 89 degrees 36 minutes 59 seconds West, a distance of 60.00 feet;

THENCE South 89 degrees 36 minutes 59 seconds East, with the north line of said Block 4 and the south right-of-way line of said Glendora Avenue, a distance of 287.20 feet to a point for corner at the northeast corner of Lot 10 Block 4 of said Dixie Wagon Manufacturing Co's Addition and the intersection of the west right-of-way line of Schadt Avenue (60' wide) and the south right-of-way line of said Glendora Avenue, also being the POINT OF BEGINNING of the herein described tract;

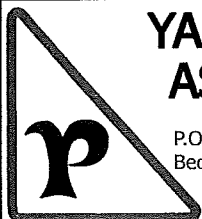
THENCE South 89 degrees 36 minutes 59 seconds East, continuing with the south right-of-way line of said Glendora Avenue, a distance of 60.00 feet to a point for corner at the northwest corner of Lot 1 Block 6 of said Dixie Wagon Manufacturing Co's Addition;

THENCE South 00 degrees 23 minutes 01 seconds West, with the west line of said Block 6, a distance of 121.80 feet to a point for corner at the south corner of Lot 2 Block 6 of said Dixie Wagon Manufacturing Co's Addition and on the northwest right-of-way line of Dallas Area Rapid Transit (formerly known as ST. L A & T R R), said point being on a curve to the left having a radius of 1,557.91 feet and whose chord bears South 64 degrees 11 minutes 11 seconds West, a distance of 66.87 feet, from which a found 5/8" iron rod with cap stamped "KHA" on the south right-of-way line of said Dallas Area Rapid Transit bears along said curve but to the right an arc length of 102.99 feet and then South 20 degrees 47 minutes 47 seconds East, a distance of 100.00 feet;

THENCE Southwesterly with the north right-of-way line of said Dallas Area Rapid Transit and along said curve to the left through a central angle of 02 degrees 27 minutes 34 seconds and an arc length of 66.87 feet to a point for corner at the southeast corner of said Block 4 and the intersection of the west right-of-way line of said Schadt Avenue and the north right-of-way line of said Dallas Area Rapid Transit;

THENCE North 00 degrees 23 minutes 01 seconds East, with the west right-of-way line of said Schadt Avenue, a distance of 151.32 feet to the POINT OF BEGINNING and containing 0.188 acres, or 8,178 square feet of land, more or less.

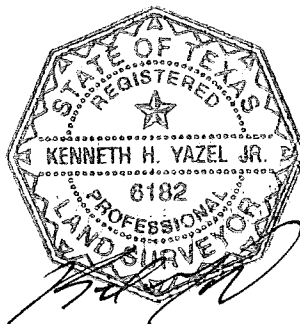
A exhibit, line and curve table of even date accompanies this metes and bounds description.



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## EXHIBIT 'B'

### TRACT 2 METES AND BOUNDS DESCRIPTION

BEING 0.023 acre tract of land situated in the A. Anderson Survey, Abstract Number 21, located in the City of Fort Worth, Tarrant County, Texas, all of the 16' Alley in Block 6, Dixie Wagon Manufacturing Co's Addition, recorded in Volume 63, Page 27-28 of the Official Public Records, Tarrant County, Texas, (OPRTCT), said 0.023 acre tract being more particularly described as follows:

COMMENCING at a found 5/8" iron rod at the northwest corner of said Block 4 at the intersection of the East right-of-way line of Ewald Avenue (60' wide) and the south right-of-way line of Glendora Street (60' wide), from which a 3/8" iron rod at the northeast corner of Block 2 of said Dixie Wagon Manufacturing Co's Addition bears North 89 degrees 36 minutes 59 seconds West, a distance of 60.00 feet;

THENCE South 89 degrees 36 minutes 59 seconds East, with the south right-of-way line of said Glendora Avenue, a distance of 482.80 feet to a point for corner at the northeast corner of Lot 1 Block 6 of said Dixie Wagon Manufacturing Co's Addition and the intersection of the west right-of-way line of said Block 6 Alley and the south right-of-way line of said Glendora Avenue, also being the POINT OF BEGINNING of the herein described tract;

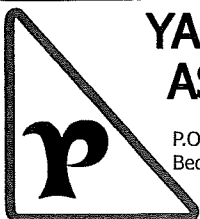
THENCE South 89 degrees 36 minutes 59 seconds East, continuing with the south right-of-way line of said Glendora Avenue, a distance of 16.00 feet to a point for corner at the northwest corner of Lot 3 Block 6 of said Dixie Wagon Manufacturing Co's Addition;

THENCE South 00 degrees 23 minutes 01 seconds West, with the east right-of-way line of said Block 6 alley, a distance of 59.41 feet to a point for corner at the south corner of Lot 3 Block 6 of said Dixie Wagon Manufacturing Co's Addition and on the northwest right-of-way line of Dallas Area Rapid Transit (formerly known as ST. L A & T R R),

THENCE South 69 degrees 12 minutes 14 seconds West, with the north right-of-way line of said Dallas Area Rapid Transit, a distance of 17.16 feet to a point for corner at the southeast corner of Lot 2 Block 6 and the intersection of the west right-of-way line of said Block 6 Alley and the north right-of-way line of said Dallas Area Rapid Transit, from which a found 5/8" iron rod with cap stamped "KHA" on the south right-of-way line of said Dallas Area Rapid Transit bears South 69 degrees 12 minutes 14 seconds West, a distance of 43.82 feet and then South 20 degrees 47 minutes 47 seconds East, a distance of 100.00 feet;

THENCE North 00 degrees 23 minutes 01 seconds East, with the west right-of-way line of said Block 6 Alley, a distance of 65.61 feet to the POINT OF BEGINNING and containing 0.023 acres, or 1,000 square feet of land, more or less.

A exhibit, line and curve table of even date accompanies this metes and bounds description.



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