

EXHIBIT "A"

EAST 12TH STREET RIGHT-OF-WAY PROPOSED FOR VACATION METES & BOUNDS DESCRIPTION

BEING A 0.191 ACRE TRACT OF LAND LOCATED IN THE B.E. WALLER SURVEY, ABSTRACT NO. 1659, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF EAST 12TH STREET, A 50-FOOT PUBLIC RIGHT-OF-WAY, AS SHOWN ON THE PLAT FOR LINCOLN PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1627, PAGE 351, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID 0.191 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE NORTHEAST CORNER OF LOT 11, OF SAID LINCOLN PLACE, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF A 30-FOOT UN-NAMED STREET, AS SHOWN ON THE PLAT OF SAID LINCOLN PLACE, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 12TH STREET, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6960730.6 E:2337030.2 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGE COMBINED SCALE FACTOR IS 1.00013532449, BASE POINT 0,0,0);

THENCE SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 61.22 FEET, PASSING A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE NORTHWEST CORNER OF SAID LOT 11, SAME BEING THE NORTHEAST CORNER OF LOT 12, OF SAID LINCOLN PLACE, AND CONTINUING IN ALL A TOTAL DISTANCE OF 135.54 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE NORTHWEST CORNER OF SAID LOT 12, AND BEING AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, A 100-FOOT PUBLIC RIGHT-OF-WAY, BEARS SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.83 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 08 SECONDS WEST, A DISTANCE OF 49.25 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING THE SOUTHEAST END OF A CORNER CLIP FOR THE SOUTHWEST CORNER OF LOT 1-R-A, BLOCK 1-A, MARY A. ADAMS HEIRS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D212174814, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 12TH STREET;

THENCE NORTH 88 DEGREES 45 MINUTES 57 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 12TH STREET, AT A DISTANCE OF 162.00 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 1640" FOR THE SOUTHEAST CORNER OF SAID LOT 1-R-A, BLOCK 1-A, AND CONTINUING IN ALL A TOTAL DISTANCE OF 165.09 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID 30-FOOT UN-NAMED STREET AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 12TH STREET;

THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 30-FOOT UN-NAMED STREET, A DISTANCE OF 51.41 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.191 ACRES (8,320 SQUARE FEET) OF LAND, MORE OR LESS.

SEE ACCOMPANYING EXHIBIT "A1" DATED APRIL 18, 2017 (PAGE 3 OF 3)


MERLE W. MILLER
REGISTERED PROFESSIONAL

DATE: 04/18/2017

LAND SURVEYOR NO. 5438
STATE OF TEXAS



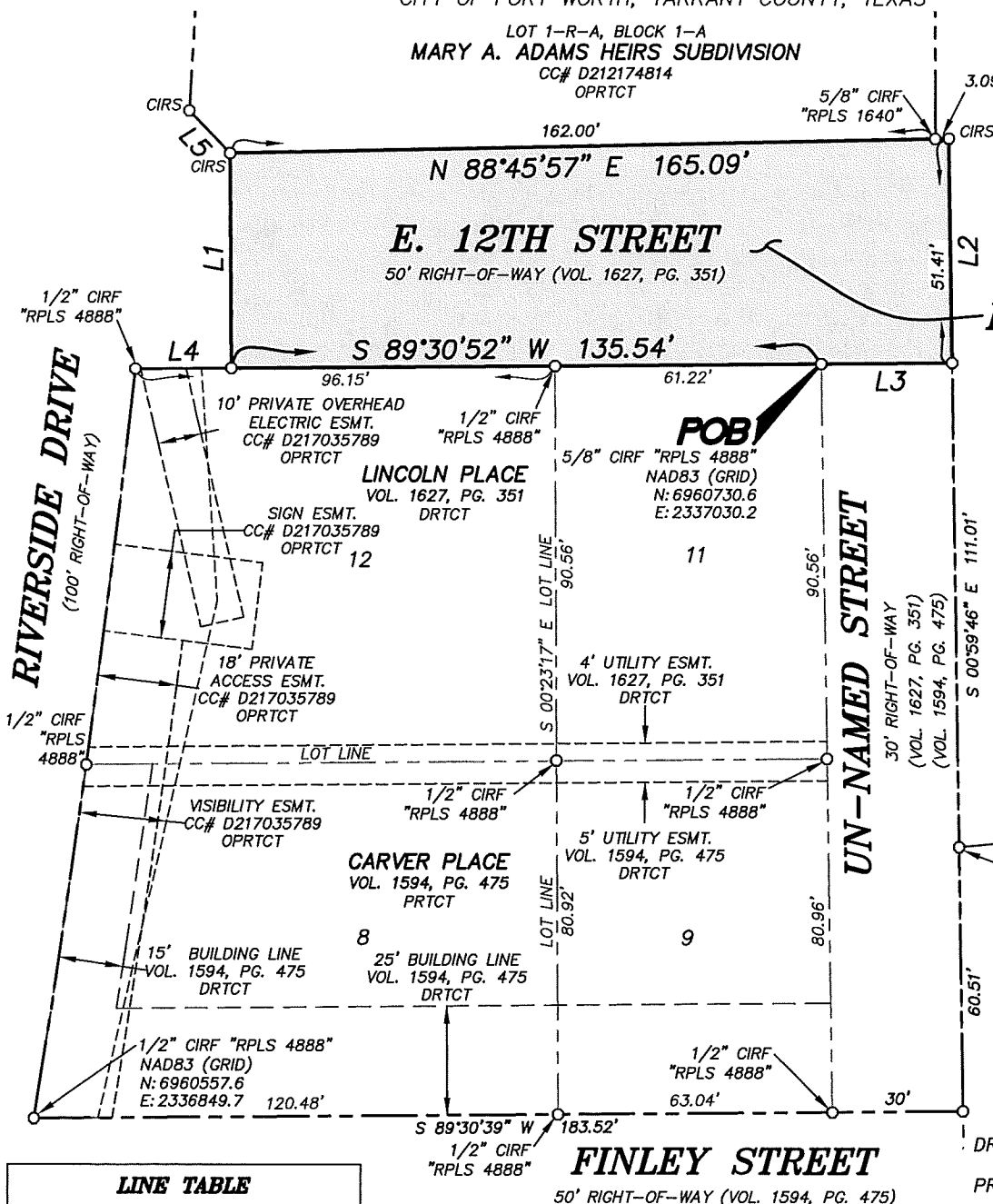
EXHIBIT "A1"

MAP OF A PORTION OF EAST 12TH STREET PROPOSED FOR VACATION

LOCATED IN THE B.E. WALLER SURVEY, ABSTRACT NO. 1659
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

LOT 1-R-A, BLOCK 1-A
MARY A. ADAMS HEIRS SUBDIVISION
CC# D212174814
OPRTCT

LOT 1, BLOCK A-R
THIRD FILING
RIVERSIDE ADDITION
VOL. 388-139, PG. 80
PRTCT



LINE TABLE

LINE NO.	LENGTH	BEARING
L1	49.25'	N 00°29'08" W
L2	51.41'	S 00°59'46" E
L3	30.00'	S 89°30'52" W
L4	21.83'	S 89°30'52" W
L5	13.52'	N 43°47'45" W

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

APRIL 18, 2017



m|ma

mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning

tpe registration number: f - 2759
tbpls registration/license number: 10088000
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

PAGE 3 OF 3

DATE: 4/18/2017 SCALE: 1" = 40' DRAWN BY: JMS CHECKED BY: MMW JOB. NO.: 2847-00-01

EXHIBIT "A"

30-FOOT UN-NAMED STREET RIGHT-OF-WAY PROPOSED FOR VACATION METES & BOUNDS DESCRIPTION

BEING A 0.118 ACRE TRACT OF LAND LOCATED IN THE B.E. WALLER SURVEY, ABSTRACT NO. 1659, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 30-FOOT UN-NAMED STREET AS SHOWN ON THE PLAT FOR LINCOLN PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1627, PAGE 351, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND AS SHOWN ON THE PLAT FOR CARVER PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1594, PAGE 475, PRTCT, SAID 0.118 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE NORTHEAST CORNER OF LOT 11, OF SAID LINCOLN PLACE, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID 30-FOOT UN-NAMED STREET, AND THE SOUTH RIGHT-OF-WAY LINE OF EAST 12TH STREET, A 50-FOOT PUBLIC RIGHT-OF-WAY, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6960730.6 E:2337030.2 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGE COMBINED SCALE FACTOR IS 1.00013532449, BASE POINT 0,0,0);


THENCE NORTH 89 DEGREES 30 MINUTES 52 SECONDS EAST, OVER AND ACROSS SAID 30-FOOT UN-NAMED STREET, A DISTANCE OF 30.00 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS", BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID 30-FOOT UN-NAMED STREET;

THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 171.52 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE SOUTH 89 DEGREES 30 MINUTES 39 SECONDS WEST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID 30-FOOT UN-NAMED STREET, A DISTANCE OF 30.00 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888", FOR THE SOUTHEAST CORNER OF LOT 9, OF SAID CARVER PLACE, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID 30-FOOT UN-NAMED STREET AND THE NORTH RIGHT-OF-WAY LINE OF FINLEY STREET, A 50-FOOT PUBLIC RIGHT-OF-WAY, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE SOUTHWEST CORNER OF SAID LOT 9, BEARS SOUTH 89 DEGREES 30 MINUTES 39 SECONDS WEST, A DISTANCE OF 63.03 FEET;

THENCE NORTH 00 DEGREES 59 MINUTES 46 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 30-FOOT UN-NAMED STREET, AT A DISTANCE OF 80.96 FEET, PASSING A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4888" FOR THE NORTHEAST CORNER OF SAID LOT 9, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 11, OF SAID LINCOLN PLACE, AND CONTINUING IN ALL A TOTAL DISTANCE OF 171.52 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.118 ACRES (5,146 SQUARE FEET) OF LAND, MORE OR LESS.

SEE ACCOMPANYING EXHIBIT "A1" DATED APRIL 18, 2017 (PAGE 3 OF 3)


MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

DATE: 04/18/2017



EXHIBIT "A1"

MAP OF A PORTION OF A 30-FOOT UN-NAMED STREET PROPOSED FOR VACATION

LOCATED IN THE B.E. WALLER SURVEY, ABSTRACT NO. 1659
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

E. 12TH STREET

50' RIGHT-OF-WAY (VOL. 1627, PG. 351)

S 89°30'52" W 157.36'

L1

CIRS

30-FOOT UN-NAMED STREET

30' RIGHT-OF-WAY
(VOL. 1627, PG. 351)
(VOL. 1594, PG. 475)

LOT 1, BLOCK A-R
THIRD FILING
RIVERSIDE ADDITION
VOL. 388-139, PG. 80
PRCT

B.E. WALLER SURVEY
ABSTRACT NO. 1659

**RIGHT-OF-WAY
ABANDONMENT
0.118 ACRES
(5,146 SQUARE FEET)**

DAVID CHARLES CRAIN
CC# D206371341
OPRTCT
VOL. 9706, PG. 810
DRTCT

LEGEND/ABBREVIATIONS

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
DRTCT DEED RECORDS,
TARRANT COUNTY, TEXAS
PRCTCT PLAT RECORDS,
TARRANT COUNTY, TEXAS
OPRTCT OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
POB POINT OF BEGINNING
ESMT. EASEMENT

mima

mycoskie+mcinnis+associates
civil engineering surveying landscape architecture planning

tbpe registration number: f - 2759
tbpls registration/license number: 10088000
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

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1/2" CIRF
"RPLS 4888"

RIVERSIDE DRIVE
(100' RIGHT-OF-WAY)

1/2" CIRF
"RPLS 4888"

10' PRIVATE OVERHEAD
ELECTRIC ESMT.
CC# D217035789
OPRTCT

SIGN ESMT.
CC# D217035789
OPRTCT

12
LINCOLN PLACE
VOL. 1627, PG. 351
DRTCT

18' PRIVATE
ACCESS ESMT.
CC# D217035789
OPRTCT

VISIBILITY ESMT.
CC# D217035789
OPRTCT

8
CARVER PLACE
VOL. 1594, PG. 475
PRCTCT

15' BUILDING LINE
VOL. 1594, PG. 475
DRTCT

25' BUILDING LINE
VOL. 1594, PG. 475
DRTCT

4' UTILITY ESMT.
VOL. 1627, PG. 351
DRTCT

5' UTILITY ESMT.
VOL. 1594, PG. 475
DRTCT

1/2" CIRF
"RPLS 4888"

1/2" CIRF
"RPLS 4888"

1/2" CIRF "RPLS 4888"
NAD83 (GRID)
N: 6960557.6
E: 2336849.7

FINLEY STREET

50' RIGHT-OF-WAY (VOL. 1594, PG. 475)

13
12
CARVER PLACE
VOL. 1594, PG. 475
PRCTCT

LINE TABLE

LINE NO.	LENGTH	BEARING
L1	30.00'	N 89°30'52" E
L2	30.00'	S 89°30'39" W

MERLE W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

APRIL 18, 2017



DATE: 4/18/2017 SCALE: 1" = 40' DRAWN BY: JMS CHECKED BY: MWM JOB NO.: 2847-00-01