

**EXHIBIT "A"**  
**PORTION OF**  
**BECKHAM PLACE**  
**VACATION**

Being a tract or parcel of land situated in the E.S. Harris Survey Abstract No. 688, City of Fort Worth, Tarrant County, Texas and being a portion of Beckham Place (a 60 foot right of way) as recorded in the Fort Worth Original Town, an addition to the City of Fort Worth (no recording information found) also shown on plat of Lots 1&2, Block 3-A Frisco Addition, as recorded in 388-173, Page 11 Plat Records Tarrant County Texas and the south right of way line being described in Residue of Beckham Place vacated by Ordinance No. 9104 and being more particularly described below:

BEGINNING at a 1/2-inch found iron with cap stamped GRANT ENG RPLS 4151 being at the intersection of the north right of way line of Beckham Place and the east right of way line of Texas Railway Company and being the southwest corner of that tract of land described in Warranty Deed to All Saints Episcopal Hospital of Fort Worth Inc., recorded in Volume 10876, Page 1719 Official Records Tarrant County Texas (O.R.T.C.T.);

THENCE North 59 degrees 40 minutes 50 seconds East, along the north right of way line of said Beckham Place, passing at a distance of 149.29 feet, a 3/4-inch iron rod for the southeast corner of said All Saints Episcopal Hospital of Fort Worth Inc. tract and being the southwest corner of 1700 Mistletoe Partners, Ltd., recorded in Document No. D207307960 O.R.T.C.T., and continuing a total distance of 255.74 feet to a point for corner;

THENCE South 00 degrees 42 minutes 24 seconds East, over and across said Beckham Place, a distance of 70.58 feet to a point for corner being on the south right of way line of said Beckham Place;

THENCE South 57 degrees 35 minutes 58 seconds West, along said south right of way line, a distance of 198.06 feet to a point for corner at the point of intersection of said south right of way line and the east right of way line of said Beckham Place same being the east line of said City of Fort Worth tract;

THENCE South 06 degrees 51 minutes 00 seconds East, along said east right of way line, a distance of 58.06 feet to a point for corner being at the intersection of said east right of way line and the north right of way line of Mistletoe Boulevard (a variable width right of way);

THENCE North 89 degrees 22 minutes 55 seconds West, over and across said Beckham Place, a distance of 50.32 feet to a point for corner being on the east right of way line of said Texas Railway Company;

THENCE North 06 degrees 00 minutes 10 seconds West, along said east right of way line, a distance of 27.87 feet to a point for corner being the northwest corner of said City of Fort Worth tract;

THENCE North 06 degrees 00 minutes 02 seconds West, continuing along said east right of way line, a distance of 77.41 feet to the POINT OF BEGINNING and Containing 18,748 square feet or 0.4304 acres of land, more or less.

Note: The courthouse fire of 1876 destroyed the record plats and conveyance instruments related to this property.



E.S. HARRIS SURVEY  
ABSTRACT NO. 688

ROW AREA  
18,748 SQ.FT.  
0.4304 ACRES

TEXAS RAILWAY COMPANY

POINT OF  
BEGINNING

BECKHAM PLACE VACATION  
ORDINANCE No. 4329

40' EMERGENCY ACCESS  
& UTILITY EASEMENT  
(BY SEPARATE INSTRUMENT)

SANITARY SEWER  
EASEMENT  
VOL. 10737, PG. 1243  
O.R.T.C.T.

PERMANENT UTILITY  
EASEMENT  
DOC. NO. D199046006  
O.R.T.C.T.

WARRANTY DEED  
ALL SAINTS EPISCOPAL HOSPITAL  
OF FORT WORTH, INC.  
VOL. 110876, PG. 1719  
O.R.T.C.T.

DISTRUTION EASEMENT  
AND RIGHT-OF-WAY  
VOL. 3288, PG. 619  
O.R.T.C.T.

GENERAL WARRANTY DEED  
WITH MINERAL RESERVATIONS  
1700 MISTLETOE PARTNERS, LTD.  
DOC. NO. D207307960  
O.R.T.C.T.

LOT 6 & 7  
TREZEVANT SUBDIVISION  
OF LOT 1, BLOCK 1  
WEST VIEW ADDITION  
VOL. 204, PG. 37  
P.R.T.C.T.

BECKHAM PLACE  
60' RIGHT-OF-WAY

LOT 1-R-1, BLOCK 3R,  
FRISCO ADDITION  
DOC. NO. D 212125731  
O.R.T.C.T.

BECKHAM STREET  
(NEW 60' RIGHT-OF-WAY  
BY SEPARATE INSTRUMENT)

REMAINDER OF  
20'x20' PUBLIC OPEN  
SPACE EASEMENT  
CAB. B, SL. 2241  
P.R.T.C.T.

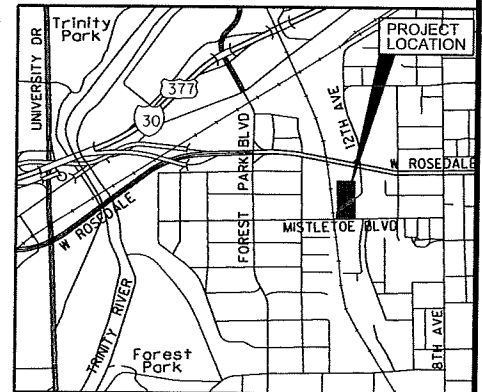
CITY OF FORT WORTH  
VOLUME 3418, PG. 632  
D.R.T.C.T.

REMAINDER OF  
20'x20' PUBLIC OPEN  
SPACE EASEMENT  
CAB. B, SL. 2241  
P.R.T.C.T.

MISTLETOE BLVD.  
VARIABLE WIDTH RIGHT-OF-WAY

0 25 50 75 100

SCALE: 1"=50'



LOCATION MAP

N.T.S.

A LEGAL DESCRIPTION  
ACCOMPANIES THIS EXHIBIT

EXHIBIT "A"  
BECKHAM PLACE  
RIGHT OF WAY VACATION

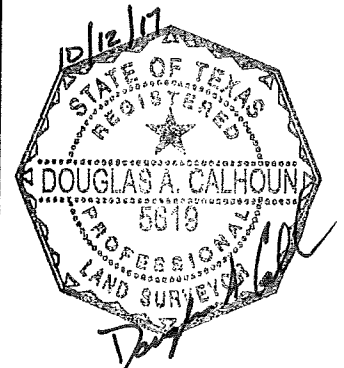
IN THE

E. S. HARRIS SURVEY  
ABSTRACT NO. 688

CITY OF FORT WORTH, TARRANT COUNTY TEXAS

LEGEND

- MON • FOUND TXDOT CONC MON
- FIR • FOUND IRON ROD
- PFC △ CALCULATED POINT FOR CORNER
- SIR ○ 1/2" SET IRON ROD W/PLASTIC YELLOW CAP STAMPED "HALFF ASSOC., INC."
- (CM) CONTROL MONUMENT
- PROPOSED CENTER LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- RIGHT-OF-WAY TO BE VACATED



Basis of Bearing is the Texas Coordinate System North Central Zone (4202), North American Datum of 1983 (NAD 83) 2011 adjustment, observed by RTK using the Leica SmartNet Network on 10/06/2017. Distances shown are US Survey feet displayed in surface values, scale factor is 1.00012.



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TBPLS FIRM NO. 10029605

DGN: 32590-EXH001.dgn

AVO: 32590

DATE: 01/04/2018

PAGE NO.: 3 OF 3

I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.