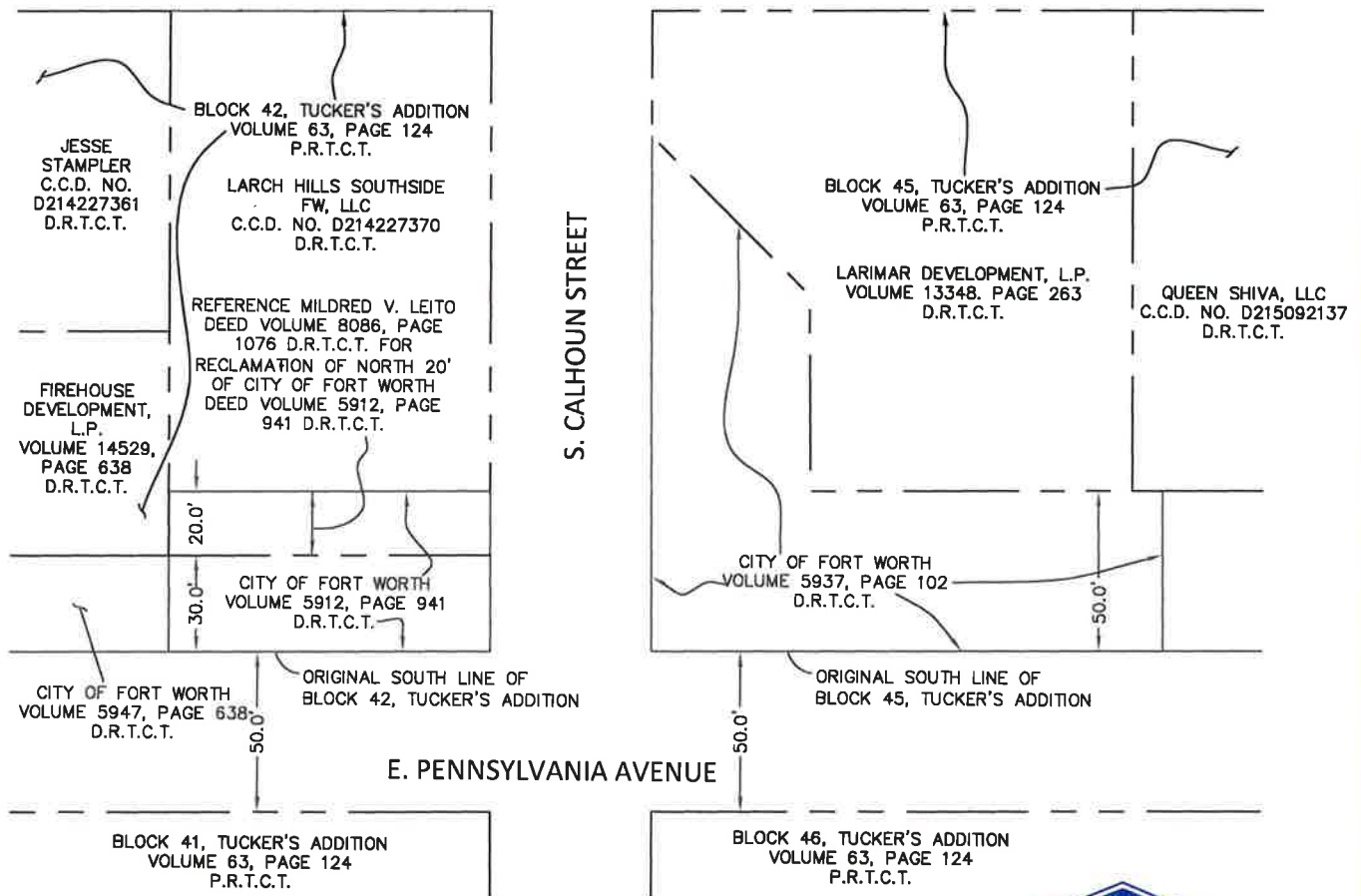
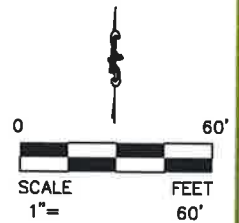


EXHIBIT "A" PUBLIC RIGHT-OF-WAY VACATION

PETER T. WELCH SURVEY
ABSTRACT NO. 1643

E. ANNIE STREET
(50' WIDTH PUBLIC RIGHT-OF-WAY
VOLUME 63, PAGE 124
P.R.T.C.T.)



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



Stephen R. Glosup
5/29/19

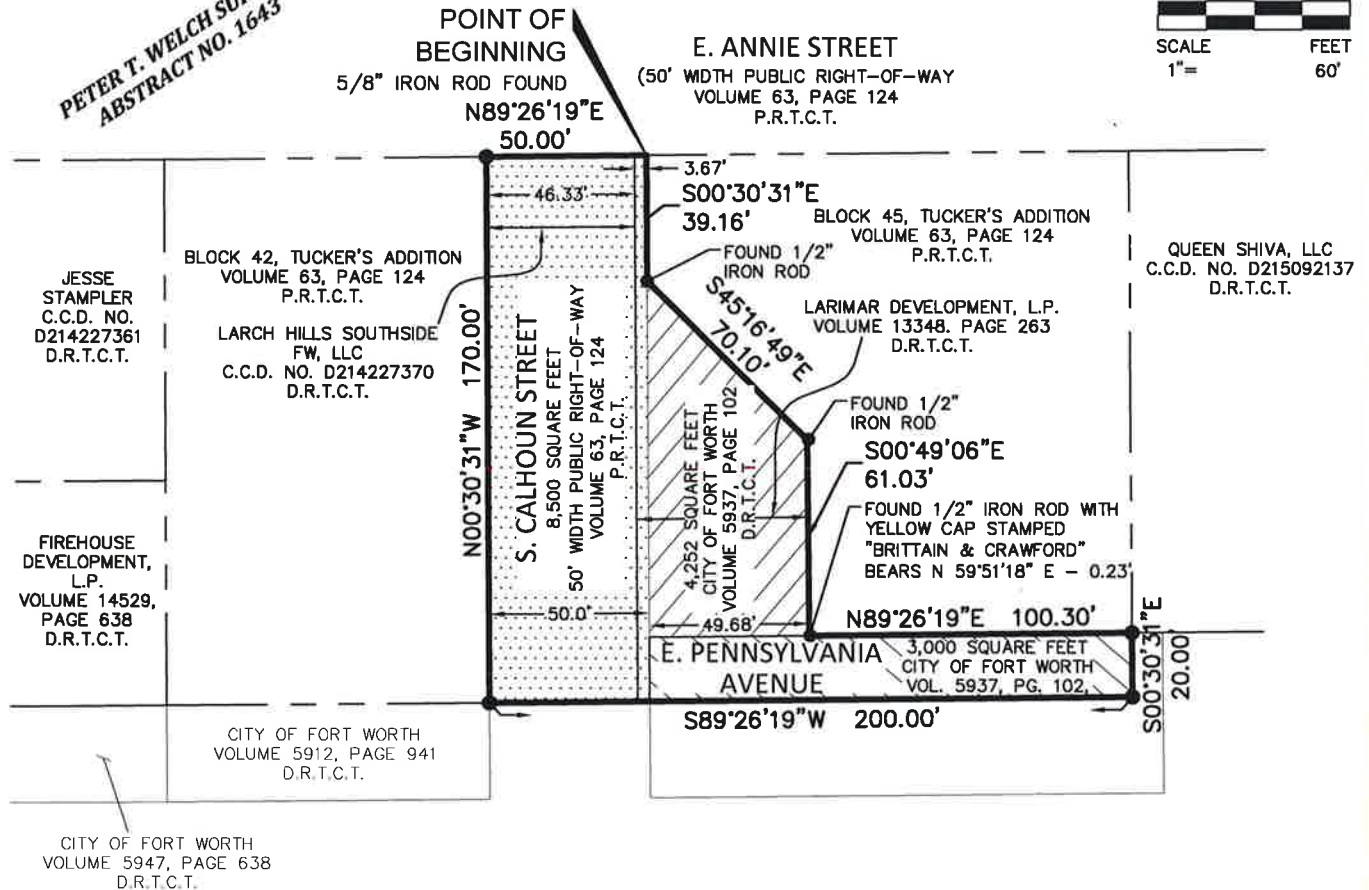
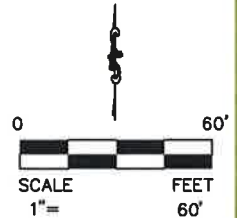
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100




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

DATE: MAY 29, 2019

EXHIBIT "A" PUBLIC RIGHT-OF-WAY VACATION

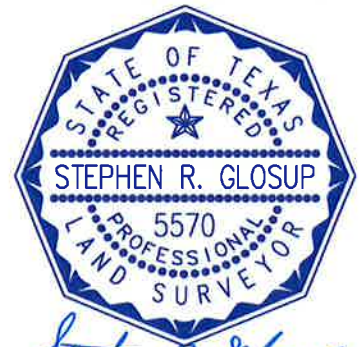
PETER T. WELCH SURVEY
ABSTRACT NO. 1643



-  = S. CALHOUN STREET 8,500 SQUARE FEET RIGHT-OF-WAY-VACATION
7,876 SQUARE FEET TO LARCH HILLS SOUTHSIDE
624 SQUARE FEET TO LARIMAR DEVELOPMENT, L.P.
TOTAL OF 8,500 SQUARE FEET / 0.195 ACRE
-  = S. CALHOUN STREET 4,252 SQUARE FEET RIGHT-OF-WAY-VACATION
4,252 SQUARE FEET TO LARIMAR DEVELOPMENT, L.P.
TOTAL 4,252 SQUARE FEET / 0.098 ACRE
-  = E. PENNSYLVANIA AVENUE 3,000 SQUARE FEET RIGHT-OF-WAY-VACATION
3,000 SQUARE FEET TO LARIMAR DEVELOPMENT, L.P.
TOTAL 3,000 SQUARE FEET / 0.068 ACRE

TOTAL RIGHT-OF-WAY VACATION OF E.
PENNSYLVANIA AVENUE AND S. CALHOUN STREET
COMBINED = 15,752 SQUARE FEET / 0.361 ACRE

- = 5/8" CAPPED IRON ROD STAMPED "DUNAWAY
ASSOC. LP" SET UNLESS OTHERWISE NOTED
- C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



Stephen R. Glosup
5/29/19

DUNAWAY

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

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

PAGE 2 OF 3

DATE: MAY 29, 2019

DUNAWAY JOB NO. B003583.001

EXHIBIT "A"
PUBLIC RIGHT-OF-WAY VACATION

PROPERTY DESCRIPTION

BEING a tract of land situated in the Peter T. Welch Survey, Abstract No. 1643, City of Fort Worth, Tarrant County, Texas, being a portion of S. Calhoun Street (an 50' width public right-of-way) as shown on the plat for Tucker's Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 124, Plat Records, Tarrant County, Texas, and a portion of that certain right-of-way deed for S. Calhoun Street and E. Pennsylvania Avenue to the City of Fort Worth, recorded in Volume 5937, Page 102, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of Block 45 of said Tucker's Addition, the southeast intersection of said S. Calhoun Street and E. Annie Street (a 50' width public right-of-way) and the northwest corner of that certain tract of land described by deed to Larimar Development, L.P., recorded in Volume 13348, Page 263, Deed Records, Tarrant County, Texas;

THENCE with the west line of said Larimar Development, L.P. tract and the easterly right-of-way line of said S. Calhoun Street the following courses and distances;

South 00°30'31" East, a distance of 39.16 feet to a 1/2" iron rod found;

South 45°16'49" East, a distance of 70.10 feet to a 1/2" iron rod found;

South 00°49'06" East, a distance of 61.03 feet to the southwest corner of said Larimar Development, L.P. tract and in the north right-of-way line of E. Pennsylvania Avenue (a variable width public right-of-way), from which a found 1/2" iron with yellow cap stamped "BRITAIN & CRAWFORD" bears North 59°51'18" East, a distance of 0.23 feet;

THENCE North 89°26'19" East, with the south line of said Larimar Development, L.P. tract and the north right-of-way line of said E. Pennsylvania Avenue, a distance of 100.30 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set (hereinafter called a 5/8" YCIR);

THENCE South 00°30'31" East, departing the north right-of-way line of said E. Pennsylvania Avenue, crossing into said E. Pennsylvania Avenue, a distance of 20.00 feet to a 5/8" YCIR set;

THENCE South 89°26'19" West, a distance of 200.00 feet to a 5/8" YCIR set in the west right-of-way line of said S. Calhoun Street, the north right-of-way line of E. Hattie Street, in the east line of Block 42 of said Tucker's Addition, and the southeast corner of that certain tract of land described by deed to Larch Hills Southside FW, LLC, recorded in County Clerk's Document Number D214227370, Deed Records, Tarrant County, Texas;

THENCE North 00°30'31" West, with the west right-of-way line of said S. Calhoun Street, the east line of said Block 42, Tucker's Addition, and the east line of said Larch Hills Southside FW, LLC tract, a distance of 170.00 feet to a 5/8" YCIR set in the south right-of-way line of said E. Annie Street;

THENCE North 89°26'19" East, departing the west right-of-way line of said S. Calhoun Street, and with the south right-of-way line of said E. Annie Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing a calculated area of 15,752 square feet or 0.361 acre of land.

NOTES: The basis of bearings for this Vacation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

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

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B003583.001

PAGE 3 OF 3


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunawayassociates.com
May 29, 2019



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Tel: 817.335.1121
FIRM REGISTRATION 10098100



EXHIBIT "A"
PUBLIC RIGHT-OF-WAY
VACATION OF A PORTION

OF

S. CALHOUN STREET AND
E. PENNSYLVANIA AVENUE
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

An Addition to the City of Fort Worth,
according to the plat recorded in Volume 63,
Page 124, Plat Records, Tarrant County, Texas.