

**EXHIBIT "A"**

**City of Fort Worth**  
**Project Number: 100873**  
**RCSJ Number: 0902-90-172**

**Property Description for Parcel F22**

**BEING** a 7,385 square foot (0.1695 acre) tract of land described in the Nathaniel H. Carrol Survey, Abstract No. 264, in the City of Fort Worth, Tarrant County, Texas, and being the east 180.00 feet of Lot 8, Block 3, Greenfield Acres, an addition to the City of Fort Worth, recorded in Volume 388-A, Page 104, Plat Records, Tarrant County, Texas (P.R.T.C.T), described in Quitclaim Deed to Tiffany Lea Hicks from J.B. Hicks and Thomas W. Hale, as executed on January 27, 2017, in Instrument No. D217021037, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

**COMMENCING** at a found 1/2 inch iron rod on the existing north right of way line of Brocks Lane (a 50' R.O.W. Volume 1931, Page 159, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and Volume 388-A, Page 104, P.R.T.C.T. for the southwest corner of a called 0.116 acre tract of land described in Warranty Deed to Ben Tagra as recorded in Instrument No. D212023743, O.P.R.T.C.T.;

**THENCE**, South 89 degrees 54 minutes 32 seconds East, along said existing north right of way line, a distance of 90.89 feet to a set 5/8-inch iron rod with red plastic cap stamped "LAMB-STAR" for the common southeast corner of said Tagra tract and the southwest corner of said Hicks tract for the **POINT OF BEGINNING** at Station 112+75.17, 110.22 feet right, having a Texas Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011 Adjustment (2010.00), surface coordinates of North 6,967,850.33, East 2,302,954.53;

1. **THENCE**, North 00 degrees 09 minutes 56 seconds West, departing said existing north right of way line and along the common west line of said Hicks tract and east line of said Tagra tract, a distance of 87.03 feet to a magnail with shiner stamped "LAMB-STAR TBPELS #10048300" at Station 112+33.97, 33.56 feet right, on the existing south right of way line of Meandering Road (a variable width R.O.W., Volume 388-A Page 104, P.R.T.C.T., and File 20, Project No. 6, Commissioners Court of Tarrant, County, Texas) for the common northwest corner of said Hicks tract and the northeast corner of said Tagra tract;
2. **THENCE**, South 61 degrees 39 minutes 07 seconds East, departing said common line and along said existing south right of way line, a distance of 102.28 feet to a point for corner;

3. **THENCE**, South 66 degrees 45 minutes 35 seconds East, continuing along said existing south right of way line, a distance of 98.20 feet to a point for the easternmost corner of said Hicks tract at the intersection of said existing south right of way line of Meandering Road and said existing north right of way line of Brocks Lane;
4. **THENCE**, North 89 degrees 54 minutes 32 seconds West, departing said existing south right of way line and along said existing north right of way line, a distance of 179.99 feet to the **POINT OF BEGINNING** and containing 7,385 square feet (0.1695 acres), more or less.

A plat of same survey date herewith accompanies this Property description.

All bearings shown hereon are referenced to Grid North of the Texas Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), 2011 Adjustment (2010.00) and were derived from the Leica SmartNet Real Time Network.

All distances and coordinates shown hereon are U.S. Survey Foot surface values and may be converted to grid values by multiplying the surface values by a Combined Scale Factor of 0.9998800143982722 or by dividing the surface values by a Surface Adjustment Factor of 1.00012.

Remainder calculations are based on called (existing) parent tract area minus the calculated area of the acquisition parcel(s), unless otherwise noted. Tracts labeled as 'Remainder' have calculated areas that are based on deeds, boundary determination, and/or found monumentation.

I, Robert L. Davis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my direction or supervision.

On this date, 24 OCTOBER 2023



Robert L. Davis  
Texas Registration No. 5836

Lamb-Star Engineering, L.L.C.  
3801 Parkwood Blvd, Ste. 550  
Frisco, TX 75034  
PH. (214) 440-3600  
TBPELS Firm No. 10048300



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE (4202) AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (2010.00) AND WERE DERIVED FROM THE LEICA SMARTNET REAL TIME NETWORK.
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FOOT SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY MULTIPLYING THE SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.9998800143982722 OR BY DIVIDING THE SURFACE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00012.
3. REMAINDER CALCULATIONS ARE BASED ON CALLED (EXISTING) PARENT TRACT AREA MINUS THE CALCULATED AREA OF THE ACQUISITION PARCEL (S). UNLESS OTHERWISE NOTED, TRACTS LABELED AS REMAINDER HAVE CALCULATED AREAS THAT ARE BASED ON DEEDS, BOUNDARY DETERMINATION, AND/OR FOUND MONUMENTATION.
4. A LEGAL DESCRIPTION AT EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

EXHIBIT "A"  
Page 3 of 3

LEGEND

EXISTING RIGHT OF WAY LINE \_\_\_\_\_

NEW RIGHT OF WAY LINE \_\_\_\_\_

PROPERTY LINE \_\_\_\_\_

CONTINUOUS OWNERSHIP PER DEEDS AND UNITY OF LINE \_\_\_\_\_

● = FOUND MONUMENT AS NOTED

○ = SET 5/8 INCH IRON ROD W/RED PLASTIC CAP STAMPED "LAMB-STAR", UNLESS OTHERWISE NOTED

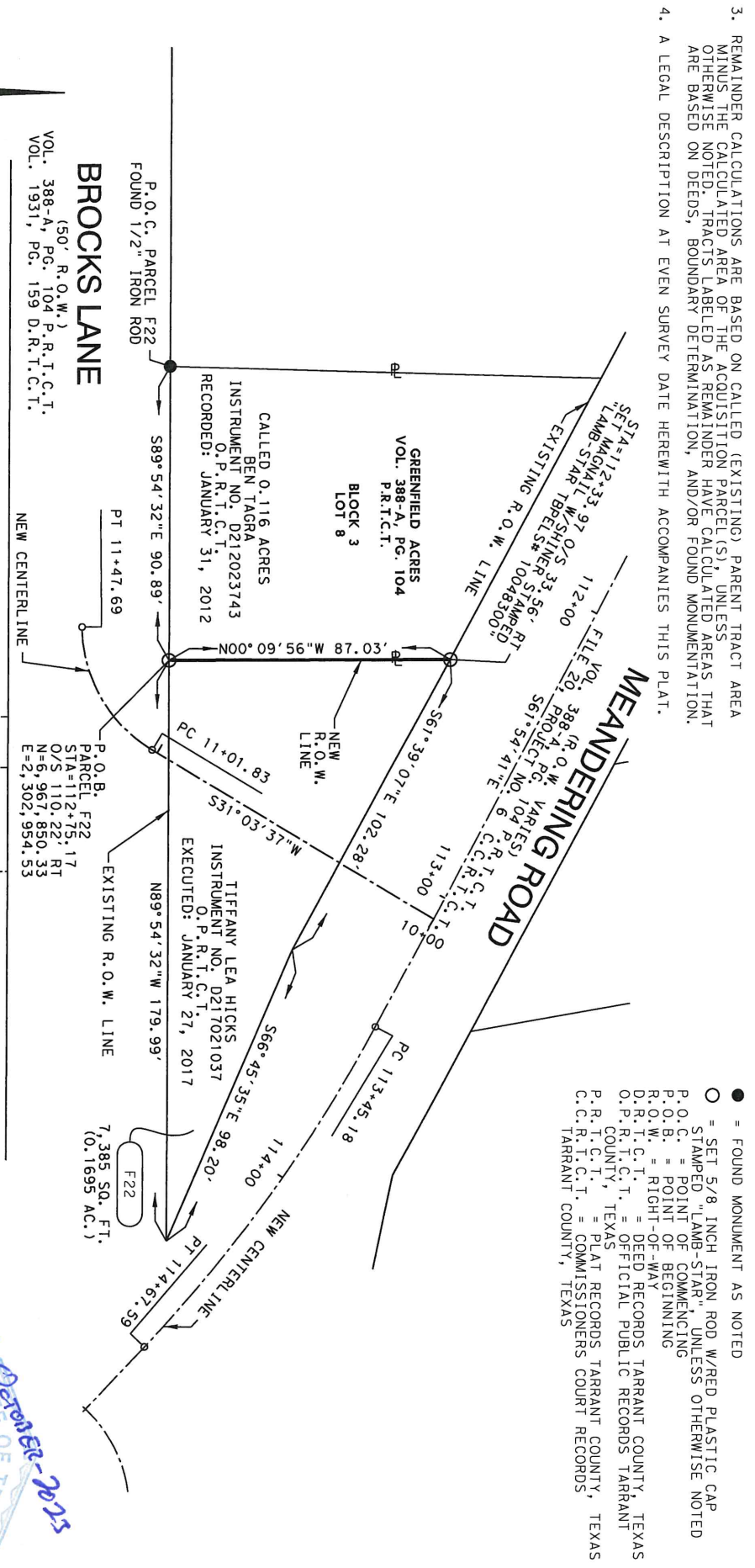
P.O.C. = POINT OF COMMENCING

R.O.W. = RIGHT-OF-WAY

D.P.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS

C.C.R.T.C.T. = COMMISSIONERS COURT RECORDS TARRANT COUNTY, TEXAS



NATHANIEL H.  
CARROL SURVEY  
ABSTRACT  
NUMBER 264

A PLAT OF A SURVEY OF  
PARCEL F22  
FOR MEANDERING ROAD  
7,385 SQ. FT. (0.1695 AC.)  
IN THE NATHANIEL H. CARROL  
SURVEY ABSTRACT NUMBER 264  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
OCTOBER 24, 2023



MEANDERING ROAD  
TARRANT COUNTY  
PARCEL F22

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0.1695 ACRES    7,385 SQ. FT.

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COMMENCING CALL

P.O.C.  
Point 1000                    N        6,967,850.48 E        2,302,863.64

Course from 1000 to 1001 S 89° 54' 32" E Dist 90.89

P.O.B.

Point 1001                    N        6,967,850.33 E        2,302,954.53

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BEGINNING OF PARCEL F22 DESCRIPTION

P.O.B.  
Point 1001                    N        6,967,850.33 E        2,302,954.53 Sta        0+00.00

Course from 1001 to 1002 N 0° 09' 56" W Dist 87.03

Point 1002                    N        6,967,937.36 E        2,302,954.28 Sta        0+87.03

Course from 1002 to 1003 S 61° 39' 07" E Dist 102.28

Point 1003                    N        6,967,888.79 E        2,303,044.29 Sta        1+89.30

Course from 1003 to 1004 S 66° 45' 35" E Dist 98.20

Point 1004                    N        6,967,850.05 E        2,303,134.52 Sta        2+87.50

Course from 1004 to 1001 N 89° 54' 32" W Dist 179.99

P.O.B.

Point 1001                    N        6,967,850.33 E        2,302,954.53 Sta        4+67.49

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END OF PARCEL F22 DESCRIPTION