

EXHIBIT 'A'
LAKE WORTH INVESTMENTS INC
0.109 OF AN ACRE OR 4,763 SQUARE FEET
PUBLIC ACCESS EASEMENT

BEING A 0.109 OF AN ACRE TRACT OF LAND LOCATED IN THE JOHN BREEDING SURVEY, ABSTRACT NO. 188, TARRANT COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN THE DEED TO LAKE WORTH INVESTMENTS, INC, RECORDED IN INSTRUMENT NUMBER D199311506 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND PART OF LOTS 23, 24 AND 25 OF HODGKINS HIGHLANDS, AN ADDITION TO THE CITY OF LAKE WORTH, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 90 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR CORNER IN THE EAST LINE OF A 20-FOOT WIDE INGRESS/EGRESS EASEMENT, RECORDED IN VOLUME 204, PAGE 90 OF SAID P.R.T.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CHERIE TIDWELL, RECORDED IN INSTRUMENT NUMBER D2080090411 OF SAID O.P.R.T.C.T., AND LOT 24 OF SAID HODGKINS HIGHLANDS AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JON C. SHILLING, RECORDED IN VOLUME 7897, PAGE 414 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, (D.R.T.C.T.), AND LOT 26 OF SAID HODGKINS HIGHLANDS, AND BEING IN THE EAST LINE OF LOT 10, BLOCK 9, LAKE WORTH LEASES, AN UNRECORDED ADDITION TO THE CITY OF FORT WORTH, BEARS NORTH 88 DEGREES 29 MINUTES 34 SECONDS WEST, A DISTANCE OF 78.03 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:6981918.61, E:2291741.21;

THENCE CROSSING SAID LAKE WORTH INVESTMENTS TRACT AND LOT 23, 24, AND 25, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE NORTH 34 DEGREES 12 MINUTES 30 SECONDS EAST, CROSSING SAID LAKE WORTH INVESTMENTS TRACT AND SAID LOT 25, DISTANCE OF 37.48 FEET TO A NAIL SET FOR CORNER;

THENCE NORTH 08 DEGREES 19 MINUTES 11 SECONDS WEST, CROSSING SAID LAKE WORTH INVESTMENTS TRACT AND SAID LOTS 25 AND 24, A DISTANCE OF 65.19 FEET TO A NAIL SET FOR CORNER;

THENCE NORTH 44 DEGREES 55 MINUTES 47 SECONDS EAST, CROSSING SAID LAKE WORTH INVESTMENTS TRACT AND SAID LOTS 24 AND 23, A DISTANCE OF 68.82 FEET TO A NAIL SET FOR CORNER IN THE SOUTH LINE OF A 10-FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN VOLUME 204, PAGE 90 OF SAID P.R.T.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE FOR THE SOUTH CORNER OF LOT 14 OF BLOCK 9, LAKE WORTH LEASES, AN UNRECORDED ADDITION TO THE CITY OF FORT WORTH, AND THE EAST CORNER OF LOT 12, BLOCK 9, LAKE WORTH LEASES, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 320 OF SAID P.R.T.C.T., BEARS NORTH 37 DEGREES 44 MINUTES 08 SECONDS EAST, A DISTANCE OF 39.16 FEET;

THENCE NORTH 58 DEGREES 39 MINUTES 14 SECONDS EAST, CROSSING SAID LAKE WORTH INVESTMENTS TRACT AND SAID LOT 23, AND 25 ALONG THE SOUTH LINE OF SAID 10-FOOT WIDE EASEMENT, A DISTANCE OF 24.85 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF SAID 10-FOOT WIDE EASEMENT, AND BEING IN THE NORTHEAST LINE OF SAID LAKE WORTH INVESTMENTS TRACT AND SAID LOT 23 AND THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO DANIEL LEE WADE AND RACHEL ANN WADE, RECORDED IN INSTRUMENT NUMBER D216266364 OF SAID O.P.R.T.C.T., AND LOT 22A OF SAID HODGKINS HIGHLANDS;

THENCE SOUTH 26 DEGREES 36 MINUTES 42 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LAKE WORTH INVESTMENTS TRACT AND SAID LOT 23 AND THE NORTHWEST LINE OF SAID WADE TRACT AND SAID LOT 22, A DISTANCE OF 19.09 FEET TO A NAIL SET FOR THE EAST CORNER OF SAID LOT 23 AND THE NORTH CORNER OF SAID LOT 25;

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THENCE CROSSING SAID LAKE WORTH INVESTMENTS TRACT AND SAID LOT 25, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

SOUTH 44 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 74.89 FEET TO A NAIL SET FOR CORNER;

SOUTH 08 DEGREES 19 MINUTES 11 SECONDS EAST, A DISTANCE OF 62.50 FEET TO A NAIL SET FOR CORNER;

SOUTH 34 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 68.31 FEET TO A NAIL SET FOR CORNER IN THE EAST LINE OF SAID 20-FOOT WIDE EASEMENT;

NORTH 13 DEGREES 56 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID 20-FOOT WIDE EASEMENT, A DISTANCE OF 32.22 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4,763 SQUARE FEET OR 0.109 OF AN ACRE OF LAND.

BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 (2011), TEXAS NORTH CENTRAL ZONE (4202). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE GRID VALUES.

SKETCH OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A
FINAL BOUNDARY DOCUMENT.**

MICHAEL A, MEDINA
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6692, STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10064300
DATE: 06/20/2022