

**EXHIBIT "A"**  
**5' TEMPORARY CONSTRUCTION EASEMENT**  
**OWNER: JACE JOSEPH JACKSON & LAURA KATE JACKSON**  
**BARNETT HOLLINGSWORTH SURVEY, ABSTRACT NO. 796**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**BEING** a 0.019 acre (825 square foot) tract of land contained within the Barnett Hollingsworth Survey, Abstract No. 796, City of Fort Worth, Tarrant County, Texas, and being part of Lots D and F, Block 12 of Hill Crest Addition as recorded in Volume 1049, Page 165, Plat Records of Tarrant County, Texas, same being that certain tract of land described in a Warranty Deed with Vendor's Lien to Jace Joseph Jackson & Laura Kate Jackson as recorded in Instrument No. D221014561, Official Public Records of Tarrant County, Texas, said 0.019 acre tract being more particularly described as follows:

**BEGINNING** at a "X" cut found on the westerly right-of-way line of Tremont Ave (a 60-foot right-of-way), for the northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to William Sosropartono & Jovanka Sosropartono as recorded in Instrument No. D208340122, Official Public Records of Tarrant County, Texas, the southeast corner of said Jackson tract, and the southeast corner hereof;

**THENCE** N 89° 55' 51" W, along the southerly line of said Jackson tract and the northerly line of said Sosropartono tract, a distance of 165.02 feet to a point on the easterly line of an existing 15-foot alley, for the northwest corner of said Sosropartono tract, the southwest corner of said Jackson tract, and the southwest corner hereof, from which a 5/8-inch iron rod found on the intersection of the northerly right-of-way line of El Campo Ave (an 80-foot right-of-way) and the easterly line of said existing 15-foot alley, for the southwest corner of said Sosropartono tract, bears S 00° 04' 09" W, a distance of 58.01 feet;

**THENCE** N 00° 04' 09" E, along the easterly line of said existing 15-foot alley and the westerly line of said Jackson tract, a distance of 5.00 feet to the northwest corner hereof;

**THENCE** S 89° 55' 51" E, a distance of 165.02 feet to a point on said westerly right-of-way line of Tremont Ave and the easterly line of said Jackson tract, for the northeast corner hereof;

**THENCE** S 00° 04' 09" W, along said westerly right-of-way line of Tremont Ave and the easterly line of said Jackson tract, a distance of 5.00 feet to the **POINT OF BEGINNING**, containing 0.019 acre (825 square feet) of land, more or less.

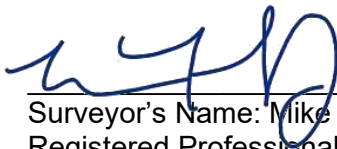
**Notes:**

1. Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), North Central Zone (4202).
2. A parcel plat of same date accompanies this legal description.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

\* SURVEYOR CERTIFICATE \*

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

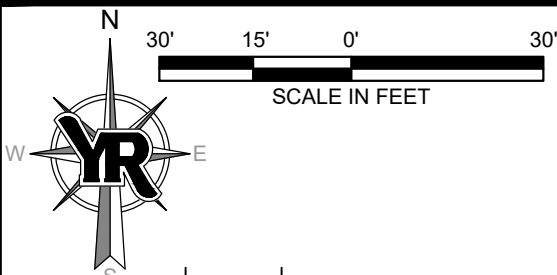
Company Name: **Yellow Rose Mapping LLC**



03/25/2025

Surveyor's Name: Mike L. Lewis  
Registered Professional Land Surveyor  
Texas No. 5773  
Date of Survey: March 25, 2025  
Texas Firm No. 10194700





# EXHIBIT "A"

5' TEMPORARY  
CONSTRUCTION EASEMENT  
FORT WORTH, TEXAS,  
TARRANT COUNTY, TEXAS  
TOTAL EASEMENT: 825 SQUARE FEET  
OR 0.019 ACRES

LINE DATA		
LINE	DIRECTION	LENGTH
L1	N 89° 55' 51" W	165.02'
L2	N 00° 04' 09" E	5.00'
L3	S 89° 55' 51" E	165.02'
L4	S 00° 04' 09" W	5.00'

BARNETT  
HOLLINGSWORTH  
SURVEY, A-796

2313 ASHLAND AVE  
LOT 22, BLOCK 12  
HILL CREST ADDITION  
VOL. 388, PG. 17,  
P.R.T.C.T.

2317 ASHLAND AVE  
LOT C, BLOCK 12  
HILL CREST ADDITION  
VOL. 1049, PG. 165  
P.R.T.C.T.

2321 ASHLAND AVE  
LOT C, BLOCK 12  
HILL CREST ADDITION  
VOL. 1049, PG. 165  
P.R.T.C.T.

2312 TREMONT AVE  
LOT 17, BLOCK 12  
HILL CREST ADDITION  
VOL. 388, PG. 17,  
P.R.T.C.T.

2316 TREMONT AVE  
JACE JOSEPH JACKSON  
& LAURA KATE JACKSON  
INST. NO. D221014561  
O.P.R.T.C.T.

LOT F, BLOCK 12  
HILL CREST ADDITION  
VOL. 1049, PG. 165  
P.R.T.C.T.

5' TEMPORARY  
CONSTRUCTION EASEMENT  
825 SQ. FT  
OR 0.019 ACRES

2320 TREMONT AVE  
WILLIAM SOSROPARTONO  
& JOVANKA SOSROPARTONO  
INST. NO. D208340122  
O.P.R.T.C.T.

LOT E, BLOCK 12  
HILL CREST ADDITION  
VOL. 1049, PG. 165  
P.R.T.C.T.

15' ALLEY

TREMONT AVE.  
(60' R.O.W.)

EL CAMPO AVE.  
(80' R.O.W.)

P.O.B.  
(C.M.) FOUND "X" CUT  
N: 6,952,855.64'  
E: 2,312,060.96'  
(GRID COORDINATES)

(C.M.)  
FOUND 5/8"  
IRON ROD

**NOTES:**

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (NA2011), NORTH CENTRAL ZONE (4202).
- A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PARCEL PLAT.

**YR**  
YELLOW ROSE MAPPING LLC  
2011 WOODLAND HILLS LANE  
WEATHERFORD, TEXAS, 76087  
(817) 703-6578  
TEXAS FIRM NO. 10194700

DRAWN BY: HCF	PROJ. MGR.: MLL
DATE: 03/25/2025	
PROJECT #: PAPE2501	PAGE 3 OF 3
CAD FILE: 3TCE-JACKSON_ESMT_R00.DWG	

LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	POINT FOR CORNER (NOTHING FOUND OR SET)
---	SUBJECT PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
— — — —	PROPOSED EASEMENT LINE
— · — · —	EXISTING EASEMENT LINE
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
FND	FOUND
IR	IRON ROD
ROW	RIGHT-OF-WAY
C.M.	CONTROLLING MONUMENT

03/25/2025  
MIKE L. LEWIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5773