



EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
124.559 ACRES
WILDWOOD NORTH PARK
MARCELINE DE LA GARZA SURVEY, ABSTRACT-616
JACOB WILCOX SURVEY, ABSTRACT-1715
TARRANT COUNTY, TEXAS

Being a 124.559 acre tract of land, situated in the Marceline De La Garza Survey, Abstract 616, and the Jacob Wilcox Survey, Abstract 1715, City of Fort Worth, Tarrant County, Texas, being a portion of that certain called 165 acre tract conveyed to the City of Fort Worth according to the Condemnation recorded in Volume 8-5, Page 380, District Court Records, Tarrant County, Texas, and being a portion of those certain called 880 and 48 acre tracts conveyed to the City of Fort Worth according to the Condemnation recorded in Volume 23, Page 376, County Court Records, Tarrant County, Texas, said 124.559 acre tract of land being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at "Lake Worth" concrete monument number 48 found at the northwest corner of the above mentioned 165 acre tract, same being the southwest corner of that certain called 7.5 acre tract conveyed to the Town of Lakeside according to the Trustee's Deed recorded in Volume 5170, Page 874, Deed Records, Tarrant County, Texas, and the northwest corner of the above mentioned Marceline De La Garza Survey, in the east line of that certain called 3-582/1000 acre tract conveyed to the Texas Electric Service Company according to the Deed recorded in Volume 2210, Page 218, Deed Records, Tarrant County, Texas, from which a concrete monument stamped "T.E.S.C.O." found for reference at the northeast corner of the above mentioned 3-582/1000 acre tract bears North 00 degrees 30 minutes 30 seconds West, a distance of 262.39 feet;

THENCE North 89 degrees 21 minutes 22 seconds East along the north line of said 165 acre tract and the north line of said De La Garza Survey, at a distance of 1842.61 feet pass a 1/2-inch iron rod found at the southeast corner of that certain called 18.832 acre tract conveyed to Jacob E. Patrick according to the Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument Number D203024197, Official Public Records, Tarrant County, Texas, same being the southwest corner of Lot 5, Block 15, Van Zandt Place, according the Plat thereof recorded in Volume 388-Y, Page 98, Plat Records, Tarrant County, Texas, at a distance of 1883.77 feet pass a "Lake Worth" concrete monument found in the south line of said Lot 5, Block 15, Van Zandt Place, at a distance of 2380.57 feet pass a second "Lake Worth" concrete monument found in the south line of Lot 1, Block 15, Van Zandt Place, and continue a total distance of 2530.54 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" set at the southeast corner of said Lot 1, Block 15, Van Zandt Place, in the west right-of-way line of Lake Ridge Drive (60-foot right-of-way) from which "Lake Worth" concrete monument number 49 found for reference at the northeast corner of said 165 acre tract, same being the northeast corner of said De La Garza Survey bears North 89 degrees 21 minutes 22 seconds East, a distance of 1005.05 feet;

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**124.559 ACRES
WILDWOOD NORTH PARK
(CONTINUED FROM PG. 1)**

THENCE South 15 degrees 53 minutes 25 seconds East along the west right-of-way line of Lake Ridge Drive, a distance of 27.25 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" set;

THENCE South 13 degrees 18 minutes 52 seconds East along the west right-of-way line of Lake Ridge Drive, a distance of 474.37 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the northeast corner of Lot 23, Block 21, Lake Worth Leases, according the Plat thereof recorded in County Clerk's Instrument Number D204171777, Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found in the east right-of-way line of Lake Ridge Drive bears South 89 degrees 43 minutes 29 seconds East, a distance of 61.81 feet;

THENCE North 89 degrees 43 minutes 29 seconds West along a north line of said Block 21, Lake Worth Leases, a distance of 207.37 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the northernmost corner of Lot 24, Block 21, Lake Worth Leases;

THENCE South 69 degrees 46 minutes 27 seconds West continuing along a north line of said Block 21, Lake Worth Leases, a distance of 105.50 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the northwest corner of Lot 24, Block 21, Lake Worth Leases;

THENCE South 60 degrees 45 minutes 34 seconds West continuing along a north line of said Block 21, Lake Worth Leases, a distance of 213.59 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the northwest corner of Lot 25, Block 21, Lake Worth Leases;

THENCE South 33 degrees 43 minutes 21 seconds East, along the west line of said Block 21, Lake Worth Leases, at a distance of 169.56 pass a 3/4-inch iron rod found, and continue a total distance of 202.44 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found in the west line of said Lot 25, Block 21, Lake Worth Leases, in the northwest right-of-way line of Watercress Court (50-foot right-of-way) at the beginning of a curve to the left having a radius of 50.00 feet;

THENCE continuing along the northwest right-of-way line of Watercress Court with said curve to the left, having a delta angle of 178 degrees 55 minutes 51 seconds, a chord bearing South 20 degrees 34 minutes 04 seconds East, a chord distance of 100.02 feet, and an arc distance of 156.17 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at a northern corner of Lot 16, Block 22, Lake Worth Leases;

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(CONTINUED FROM PG. 2)**

THENCE South 18 degrees 27 minutes 09 seconds West along the northwest line of said Lot 16, Block 22, Lake Worth Leases, a distance of 155.96 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the westernmost corner of Lot 16, Block 22, same being the northernmost corner of Lot 2, Block 22;

THENCE South 17 degrees 19 minutes 51 seconds West along the northwest line of said Lot 2, Block 22, Lake Worth Leases, a distance of 63.23 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found;

THENCE South 37 degrees 44 minutes 54 seconds West along the northwest line of said Block 22, Lake Worth Leases, at a distance of 23.31 feet pass a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the westernmost corner of said Lot 2, same being the northernmost corner of Lot 7, Block 22, at a distance of 41.71 feet pass a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the northwest corner of said Lot 7, same being the northernmost corner of Lot 8, Block 22, and continue a total distance of 170.85 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found in the northwest line of said Lot 8, Block 22, Lake Worth Leases;

THENCE South 44 degrees 08 minutes 25 seconds West along the northwest line of said Lot 8, a distance of 11.64 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the westernmost corner of said Lot 8, same being the northernmost corner of Lot 17, Block 22, Lake Worth Leases;

THENCE South 36 degrees 19 minutes 28 seconds West along the northwest line of said Lot 17, a distance of 340.21 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the westernmost corner of said Lot 17, same being the northernmost corner of Lot 12, Block 22, Lake Worth Leases;

THENCE South 11 degrees 27 minutes 22 seconds West along the northwest line of said Lot 12, a distance of 59.79 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the westernmost corner of said Lot 12, Block 22, Lake Worth Leases;

THENCE South 68 degrees 20 minutes 55 seconds East along the southwest line of said Lot 12, a distance of 57.49 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found in the south line of said Lot 12, same being the northernmost corner of Lot 13, Block 22, Lake Worth Leases;

THENCE South 31 degrees 39 minutes 38 seconds West along the northwest line of said Lot 13, a distance of 68.28 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found in the northwest line of said Lot 13;

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**WILDWOOD NORTH PARK
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THENCE South 23 degrees 58 minutes 22 seconds West along the northwest line of said Lot 13, a distance of 67.40 feet to a 3/4-inch iron rod found at the westernmost corner of said Lot 13, Block 22, Lake Worth Leases;

THENCE South 70 degrees 26 minutes 08 seconds East along the south line of said Lot 13, a distance of 162.42 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found at the southernmost corner of said Lot 13, Block 22, Lake Worth Leases, in the west right-of-way line of Watercress Drive (60-foot right-of-way) according the Plat thereof recorded in County Clerk's Instrument Number D218101578, Official Public Records, Tarrant County, Texas, at the beginning of a curve to the left having a radius of 634.20 feet, from which a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found in the east right-of-way line of the above mentioned Watercress Drive bears South 70 degrees 26 minutes 08 seconds East, a distance of 61.24 feet;

THENCE along the northwest right-of-way line of Watercress Drive with said curve to the left, having a delta angle of 10 degrees 04 minutes 51 seconds, a chord bearing South 25 degrees 25 minutes 22 seconds West, a chord distance of 111.47 feet, and an arc distance of 111.60 feet to a 5/8-inch iron rod with cap stamped "CFW Survey" set at the beginning of a curve to the right having a radius of 472.76 feet;

THENCE continuing along the northwest right-of-way line of Watercress Drive with said curve to the right, having a delta angle of 22 degrees 26 minutes 40 seconds, a chord bearing South 31 degrees 36 minutes 17 seconds West, a chord distance of 184.06 feet, and an arc distance of 185.22 feet to a 5/8-inch iron rod with cap stamped "CFW Survey" set;

THENCE South 42 degrees 58 minutes 51 seconds West along the northwest right-of-way line of said Watercress Drive, at a distance of 3.8 feet pass the approximate south line of said 165 acre City of Fort Worth tract and the south line of said De La Garza Survey, same being the north line of said 880 and 48 acre City of Fort Worth tract and the north line of the Jacob Wilcox Survey, Abstract No. 1715, and continue a total distance of 299.39 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found, at the beginning of a curve to the right having a radius of 587.70 feet;

THENCE continuing along the northwest right-of-way line of Watercress Drive with said curve to the right, having a delta angle of 38 degrees 20 minutes 03 seconds, a chord bearing South 62 degrees 08 minutes 52 seconds West, a chord distance of 386.00 feet, and an arc distance of 393.25 feet to a 5/8-inch iron rod with cap stamped "CFW Survey" set;

THENCE South 81 degrees 17 minutes 39 seconds West along the northwest right-of-way line of said Watercress Drive, a distance of 568.68 feet to a 5/8-inch iron rod with aluminum cap

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stamped "CFW Survey" found, at the beginning of a curve to the left having a radius of 665.93 feet;

THENCE continuing along the northwest right-of-way line of Watercress Drive with said curve to the left, having a delta angle of 43 degrees 03 minutes 03 seconds, a chord bearing South 59 degrees 46 minutes 07 seconds West, a chord distance of 488.79 feet, and an arc distance of 500.43 feet to 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found;

THENCE South 38 degrees 16 minutes 14 seconds West along the northwest right-of-way line of said Watercress Drive, a distance of 161.72 feet to a 5/8-inch iron rod with aluminum cap stamped "CFW Survey" found, at the beginning of a curve to the left having a radius of 1468.75 feet;

THENCE continuing along the northwest right-of-way line of Watercress Drive with said curve to the left, having a delta angle of 16 degrees 55 minutes 03 seconds, a chord bearing South 29 degrees 48 minutes 43 seconds West, a chord distance of 432.20 feet, and an arc distance of 433.72 feet to a 5/8-inch iron rod with cap stamped "CFW Survey" set at the intersection of Watercress Drive with the occupied north right-of-way line of Silver Creek Lane (50-foot right-of-way);

THENCE South 86 degrees 56 minutes 07 seconds West along the occupied north right-of-way line of the above mentioned Silver Creek Lane, a distance of 33.11 feet to a 5/8-inch iron rod with cap stamped "CFW Survey" set, in the east line of the remainder of that certain called 8.49 acre tract conveyed to the Texas Electric Service Company according to the Deed recorded in Volume 2076, Page 401, Deed Records, Tarrant County, Texas, the west line of said 880 and 48 acre City of Fort Worth tracts, and the west line of said Jacob Wilcox Survey, Abstract No. 1715, from which a concrete monument stamped "T.E.S.C.O." found in the north right-of-way line of the above mentioned Watercress Drive and the west line of the above mentioned remainder of 8.49 acre tract bears North 46 degrees 04 minutes 45 seconds West, a distance of 140.36 feet;

THENCE North 00 degrees 30 minutes 33 seconds West along the west line of said 880 and 48 acre City of Fort Worth tracts, the west line of said Jacob Wilcox Survey, Abstract No. 1715, the west line of said 165 acre City of Fort Worth tract, and the east line of said remainder of 8.49 acre T.E.S.C.O. tract, a distance of 1935.92 feet to a concrete monument stamped "T.E.S.C.O." found at the northeast corner of said remainder of 8.49 acre T.E.S.C.O. tract, same being the southeast corner of said 3-582/1000 acre T.E.S.C.O. tract, in the west line of said 165 acre City of Fort Worth tract, from which a concrete monument stamped "T.E.S.C.O." found at the northwest corner of said remainder of 8.49 acre T.E.S.C.O. tract bears South 89 degrees 35 minutes 08 seconds West, a distance of 125.00 feet;

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 (CONTINUED FROM PG. 5)

THENCE North 00 degrees 30 minutes 30 seconds West, along the west line of said 165 acre City of Fort Worth tract, the west line of said De La Garza Survey, and the east line of said 3-582/1000 acre T.E.S.C.O. tract, at a distance of 127.07 feet pass a "Lake Worth" concrete monument found, and continue a total distance of 1560.14 feet to the **POINT OF BEGINNING**, containing 124.559 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, NAD83 (2011), Epoch 2010, Texas North Central Zone 4202. Distances are in Ground, U.S. Survey feet and decimal parts thereof, and can be converted to grid by dividing by a combined scale factor of 1.00012.

I, Stuart L. Warnock, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this document was prepared from on a survey made on the ground, from recorded documentation and evidence collected, under my direction and supervision, during the months of April, May, and June, 2020.

Stuart L. Warnock

 STUART L. WARNOCK, RPLS, GISP
 TEXAS REGISTRATION NO. 6579

10/06/2020

 DATE



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