

EXHIBIT 'A'
ROBERT G. KILLIAN
0.1129 OF AN ACRE OR 4,917 SQUARE FEET

BEING A 0.1129 OF AN ACRE TRACT OF LAND LOCATED IN THE JOHN BREEDING SURVEY, ABSTRACT NO. 188, TARRANT COUNTY, TEXAS AND BEING A TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT G. KILLIAN, RECORDED IN VOLUME 6236, PAGE 969 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND PART OF LOT 20 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 MAG NAIL FOUND FOR THE NORTH CORNER OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO SLR PROPERTIES, LLC SERIES C, RECORDED IN INSTRUMENT NUMBER D213095062 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND LOT 22 OF SAID HODGKINS HIGHLANDS, ALSO BEING IN THE WEST LINE OF THE REMAINDER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CITY OF FORT WORTH, RECORDED IN VOLUME 444, PAGE 385 OF SAID D.R.T.C.T., FROM WHICH A CONCRETE MONUMENT WITH A BRASS CAP FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID CITY OF FORT WORTH TRACT AND THE NORTHEAST 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 22 OF SAID HODGKINS HIGHLANDS, BEARS NORTH 41 DEGREES 54 MINUTES 23 SECONDS WEST, A DISTANCE OF 56.88 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:6981922.11, E:2292024.45;

THENCE SOUTH 41 DEGREES 54 MINUTES 23 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE WEST LINE OF SAID CITY OF FORT WORTH TRACT, PASSING A 60D NAIL FOUND FOR ANGLE POINT IN THE SOUTH LINE OF SAID CITY OF FORT WORTH TRACT, THE SOUTH CORNER OF LOT 17, BLOCK 9 OF LAKE WORTH LEASES, AN UNRECORDED ADDITION TO THE CITY OF FORT WORTH, AND THE WEST CORNER OF LOT 18 OF SAID BLOCK 9, AT A DISTANCE OF 7.93 FEET, CONTINUING WITH THE NORTHEAST LINE OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE SOUTHWEST LINE OF SAID LOT 18, A TOTAL DISTANCE OF 105.96 FEET TO THE EAST CORNER OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE WEST CORNER OF LOT 19 OF SAID BLOCK 9 AND THE SOUTH CORNER OF SAID LOT 18, ALSO BEING THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CITY OF LAKE WORTH, RECORDED IN VOLUME 10083, PAGE 427 OF SAID D.R.T.C.T., AND BEING LOT 19 OF SAID HODGKINS HIGHLANDS;

THENCE SOUTH 19 DEGREES 23 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE WEST LINE OF SAID CITY OF LAKE WORTH TRACT AND LOT 19 OF SAID HODGKINS HIGHLANDS, A DISTANCE OF 41.51 FEET TO A MAG NAIL SET IN ASPHALT FOR THE SOUTH CORNER OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE WEST CORNER OF SAID CITY OF LAKE WORTH TRACT AND LOT 19 OF SAID HODGKINS HIGHLANDS AND BEING AN ANGLE POINT IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO LAKE WORTH INVESTMENTS, INC, RECORDED IN INSTRUMENT NUMBER D199311506 OF SAID O.P.R.T.C.T., AND LOT 18 OF SAID HODGKINS HIGHLANDS AND THE EAST CORNER OF LOT 21 OF SAID HODGKINS HIGHLANDS;

THENCE NORTH 73 DEGREES 18 MINUTES 28 MINUTES WEST, ALONG THE SOUTH LINE OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE NORTH LINE OF SAID LAKE WORTH INVESTMENTS, INC TRACT AND SAID LOT 21, A DISTANCE OF 2.70 FEET TO A MAG NAIL SET IN ASPHALT FOR CORNER;

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THENCE NORTH 44 DEGREES 58 MINUTES 37 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE NORTH LINE OF SAID LAKE WORTH INVESTMENTS, INC TRACT AND SAID LOT 21, A DISTANCE OF 128.75 FEET TO A MAG NAIL SET IN ASPHALT FOR THE WEST CORNER OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE NORTH CORNER OF SAID LAKE WORTH INVESTMENTS, INC TRACT AND SAID LOT 21, SAID CORNER BEING IN THE SOUTHEAST LINE OF SAID SLR PROPERTIES, LLC TRACT AND SAID LOT 22;

THENCE NORTH 54 DEGREES 27 MINUTES 14 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID KILLIAN TRACT AND SAID LOT 20 AND THE SOUTHEAST LINE OF SAID SLR PROPERTIES, LLC TRACT AND SAID LOT 22, A DISTANCE OF 44.99 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4,917 SQUARE FEET OR 0.1129 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.

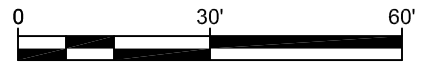


MICHAEL A. MEDINA
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6692, STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10064300
DATE: 09/25/2025

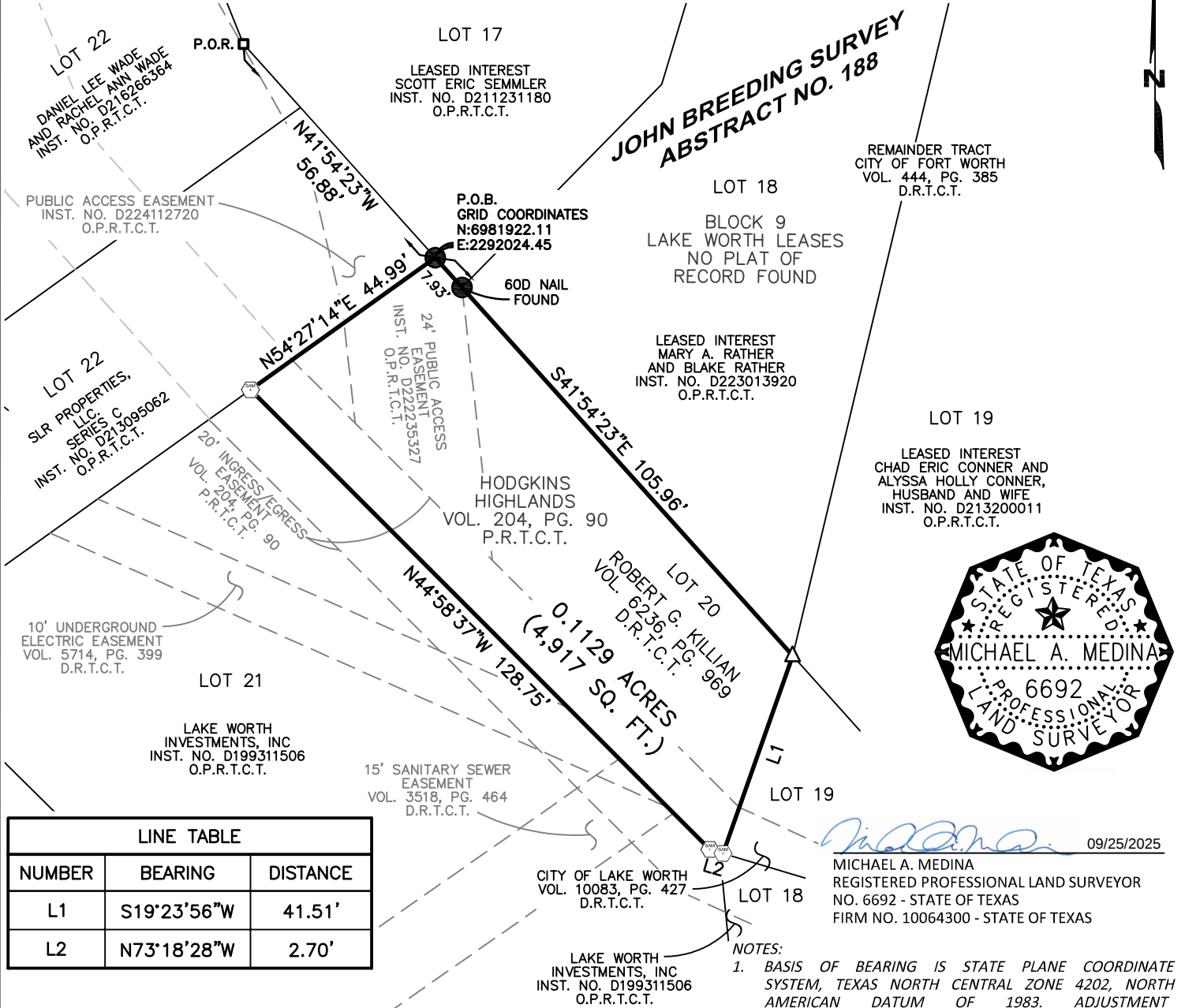


EXHIBIT "A"

JOHN BREEDING SURVEY, ABSTRACT NO. 188
TARRANT COUNTY, TEXAS



GRAPHIC SCALE



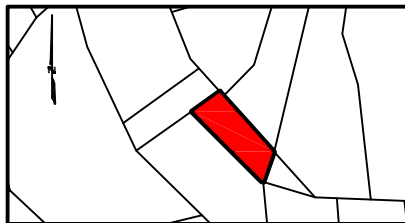
LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S19°23'56"W	41.51'
L2	N73°18'28"W	2.70'

LEGEND

D.R.T.C.T.	DEED RECORDS
O.P.R.T.C.T.	TARRANT COUNTY, TEXAS OFFICIAL PUBLIC RECORDS
P.R.T.C.T.	TARRANT COUNTY, TEXAS PLAT RECORDS
P.O.B.	TARRANT COUNTY, TEXAS POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
▲	CALCULATED POINT
●	MAG NAIL FOUND (UNLESS NOTED OTHERWISE)
○	MAG NAIL SET
□	CONCRETE MONUMENT WITH BRASS CAP FOUND
---	PROPERTY LINE
- - -	EXISTING EASEMENT

PARENT TRACT MAP & LOCATION



(NOT TO SCALE)

NOTES:

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011. THE DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.
2. DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.
3. TITLE COMMITMENT NO. 6000182300372 SCHEDULE B 10G. LONE STAR GAS COMPANY EASEMENT, VOL. 2222, PG. 455 (AFFECTS SUBJECT PROPERTY)
10H. CITY OF LAKE WORTH VILLAGE EASEMENT, VOL. 3518, PG. 464 (DOES NOT AFFECT SUBJECT PROPERTY)
10I. TEXAS ELECTRIC SERVICE COMPANY EASEMENT, VOL. 5714, PG. 399 (DOES NOT AFFECT SUBJECT PROPERTY)
10J. CITY OF LAKE WORTH EASEMENT, CLERK'S FILE NO. D214037555 (DOES NOT AFFECT SUBJECT PROPERTY)

SHEET 03 OF 03

PROJECT: BLOCK 9
JOB NUMBER: 39604A
DATE: 09/23/2025
SCALE: 1"=30'
TRACT ID: KILLIAN
DRAWN BY: EA



KILLIAN TRACT
EXHIBIT
JOHN BREEDING SURVEY
ABSTRACT NO. 188
TARRANT COUNTY, TEXAS

KILLIAN_TRACT EXHIBIT.DWG