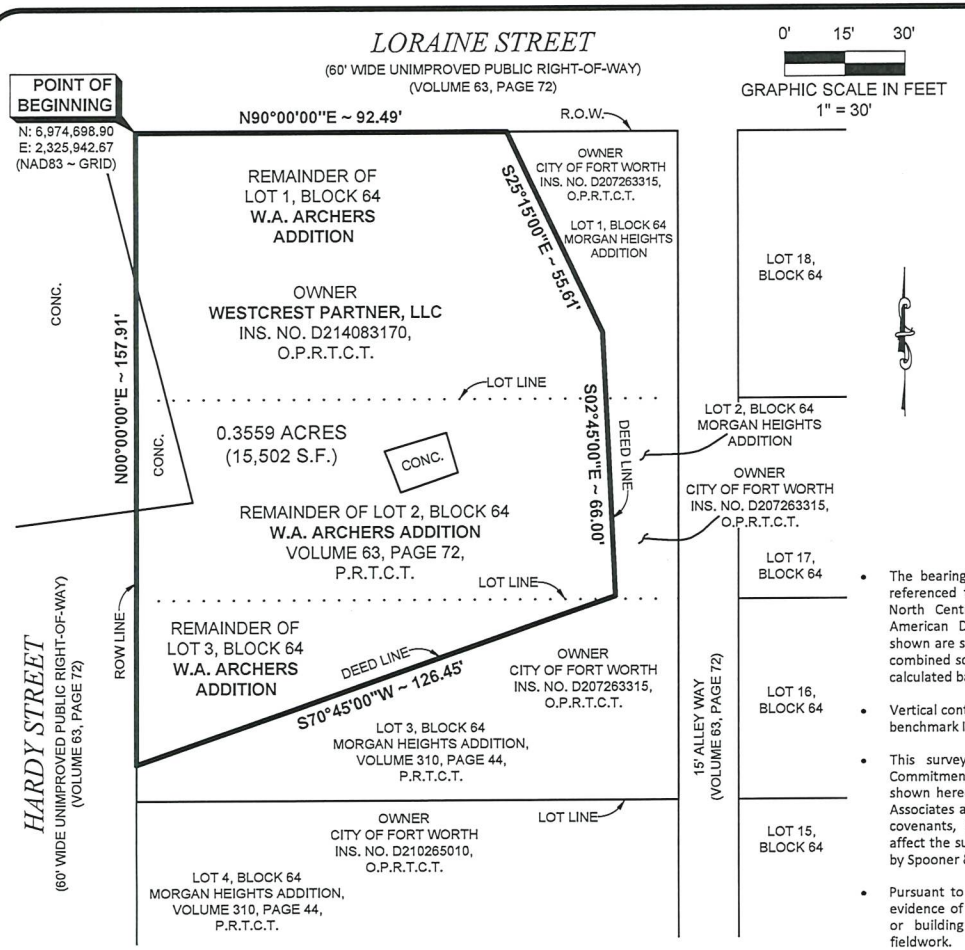
EXHIBIT "A"



*** TITLE COMMITMENT NOTES ***

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Alamo Title Insurance, G.F. No. ATD-18-6000182100602, having an effective date of October 5, 2021 and issued October 26, 2021; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was preformed by Spooner & Associates, Inc.

***LEGAL DESCRIPTION ***

BEING a 0.3559 acre tract of land located in the Martin Roddy Survey, Abstract Number 1370, City of Fort Worth, Tarrant County, Texas, said 0.3559 acre tract being a portion of **LOTS 1, 2 and 3, BLOCK 64, W.A. Archers Addition**, being an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed for record in Volume 63, Page 72, Plat Records, Tarrant County, Texas, said 0.3559 acre tract also being all of a tract of land conveyed to **WESTCREST PARTNER, LLC**, by deed thereof filed for record in Instrument Number D214083170, Official Public Records, Tarrant County, Texas, said 0.3559 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at the northwest lot corner of said Lot 1, said beginning point being at the intersection of the south right-of-way line of Loraine Street (being a 60 feet wide unimproved public right-of-way at this point) with the east right-of-way line of Hardy Street (being a 60 feet wide unimproved public right-of-way at this point), said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,974,698.90 and E: 2,325,942.67;

THENCE East, along the north lot line of said Lot 1 and along the said south right-of-way line, 92.49 feet;

THENCE departing the said lot line and the said right-of-way line, over and across said Lots 1, 2 and 3 the following courses and distances:

South 25°15'00" East, 55.61 feet;

South 02°45'00" East, 66.00 feet;

South 70°45'00" West, 126.45 feet to the west lot line of said Lot 3, same being the said east right-of-way line;

THENCE North, along the said east right-of-way line and along the west lot line of said Lots 1, 2 and 3, 157.91 feet to the **POINT OF BEGINNING.**

The herein above described tract of land contains a computed area of **0.3559 acres (15,502 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

GENERAL NOTES

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0 and E: 0 using a combined scale factor of 1.00012. All areas shown hereon are calculated based on surface measurements.
- Vertical control is NAVD88 established from City of Fort Worth benchmark ID 6712, having a published elevation of 545.096'.
- This survey was prepared with the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.

*** SURVEYOR'S STATEMENT ***

To: City of Fort Worth

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 8, 13 & 16 of Table A thereof.
The field work was completed on March 1, 2021.

11-11-21

STATE OF TEXAS REGISTERED ERIC S. SPOONER 5922 PROFESSIONAL LAND SURVEYOR

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
TBPLS Firm No. 10054900

ALTA/NSPS SURVEY OF

2812 DECATUR AVENUE

LOTS 1, 2 & 3, BLOCK 64, W.A. ARCHERS ADDITION, BEING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 63, PAGE 72, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

S&A JOB. NO.	21019
DATE:	11/11/2021
SCALE:	1" = 30'
DRAWN BY:	R. OSMENT
CHECKED BY:	E. SPOONER