

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARK AREA**

BEING 0.413 acre of land located in Lot 1R, Block 13, BEACON HILL ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D219197499, of the Official Public Records of Tarrant County, Texas. Said 0.413 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set at the most Northerly Northwest corner of said Lot 1R, and said point lying at the intersection of the East right-of-way line of Haynes Avenue (a 50 foot wide public right-of-way) with the South right-of-way line of Mount Vernon Avenue (a 50 foot wide public right-of-way);

THENCE S 89° 29' 11" E 147.10 feet, to a point;

THENCE severing said Lot 1R, as follows:

1. S 00° 25' 06" W 33.52 feet, to a point;
2. N 89° 32' 39" W 22.77 feet, to a point lying at the beginning of a curve to the left;
3. SOUTHWESTERLY 65.19 feet, along said curve to the left, having a radius of 41.50 feet, a central angle of 90° 00' 00", and a chord bearing S 45° 27' 21" W 58.69 feet, to a point lying at the end of said curve;
4. S 00° 27' 08" W 91.85 feet, to a point;
5. N 89° 34' 54" W 92.75 feet, to a point lying in the West boundary line of aforesaid Lot 1R, and the East right-of-way line of the aforesaid Haynes Avenue;

THENCE along the West boundary line of said Lot 1R, and the East right-of-way line of said Haynes Avenue, as follows:

1. N 00° 25' 06" E 157.09 feet, to a point;
2. N 45° 28' 32" E 14.13 feet, to the POINT OF BEGINNING containing 0.413 acre (17,975 square feet) of land.

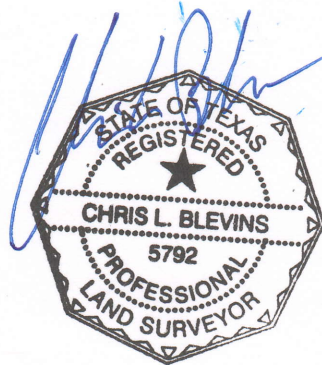


EXHIBIT "B"

POINT OF BEGINNING  
1/2" IRON ROD MARKED  
"BRITAIN & CRAWFORD"  
SET

MOUNT VERNON AVENUE  
(50' WIDE PUBLIC RIGHT-OF-WAY)

N 45°28'32"E  
14.13'

S 89°29'11"E 147.10'

S 00°25'06"W  
33.52'

PARK AREA  
0.413 ACRE  
(17,975 SQ. FT.)

N 89°32'39"W  
22.77'

$\Delta=90^{\circ}00'00''$   
R=41.50'  
L=65.19'  
CH=S 45°27'21"W  
58.69'

HAYNES AVENUE

(50' WIDE PUBLIC RIGHT-OF-WAY)

N 00°25'06"E 157.09'

15' x 8' SANITARY  
SEWER EASEMENT

S 00°27'08"W 91.85'

N 89°34'54"W 92.75'

MOUNT VIEW AVENUE  
(60' WIDE PUBLIC RIGHT-OF-WAY)

LOT 1R, BLOCK 13  
BEACON HILL ADDITION  
CC# D219197499  
O.P.R.T.C.T.

CITY OF FORT WORTH  
D215166786  
O.P.R.T.C.T.

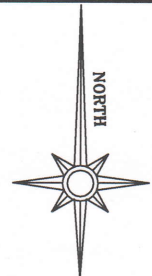


**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING

TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crowford.com  
WEBSITE: www.brittain-crowford.com

FIRM CERTIFICATION# 1019000  
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EXHIBIT MAP  
OF  
0.413 ACRE OF LAND  
LOCATED IN  
LOT 1R, BLOCK 13  
BEACON HILL ADDITION  
CITY OF FORT WORTH, TARRANT  
COUNTY, TEXAS



SCALE 1"=40'