

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION (PUE)

BEING a 0.201 acre tract of land situated in the C. Harmon Survey, Abstract Number 737, located in the City Haslet, Tarrant County, Texas, being part of a tract of land described in a Special Warranty Deed to The City of Fort Worth recorded in Volume 9601, Page 2393 Deed Records, Tarrant County, Texas (DRTCT), said 0.201 acre tract as determined from a survey by Desiree L. Hurst, RPLS 6230 on April 19, 2023 (ground distances are expressed in US survey feet using a project combined scale factor of 1.00012) being more particularly described as follows:

COMMENCING at point having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7038633.0 and Easting 2331887.5, in the South line of Westport Parkway, a variable width right-of-way, in the East line of a tract of land described in Deed to Gary Dale Seagraves recorded in Volume 7309, Page 1936, DRTCT at the Northwest corner of tract of land described in a Special Warranty Deed to The City of Fort Worth recorded in Volume 9754, Page 870, DRTCT from which a found 5/8" iron rod in the said South line bears North 89°03'44" East a distance of 787.68 feet;

THENCE South 87°34'24" West (Grid Bearings based on said Texas System), along the South line of said Westport Parkway, a distance of 35.38 feet to the POINT OF BEGINNING, said point being in the East line of said City of Fort Worth tract;

THENCE South 0°30'47" East, with said East line, a distance of 139.38 feet to a point;

THENCE South 89°29'41" West, a distance of 51.28 feet to a point in the West line of said City of Fort Worth tract and the East line of a tract of land described in Warranty Deed to The City of Fort Worth recorded in Volume 9633, Page 1462 DRTCT;

THENCE North 10°27'13" West, along the common line of said City of Fort Worth tracts, a distance of 138.94 feet to a point in the South line of said Westport Parkway;

THENCE North 87°34'24" East, with said South line, a distance of 75.30 feet to the point of beginning and containing 0.201 acres or 8,754 square feet of land, more or less.

An exhibit of even date accompanies this metes and bounds description.



**1.123 ACRE TRACT (TCE)
0.201 ACRE TRACT (PUE)**

BEING PART OF A
CITY OF FORT WORTH TRACT
SITUATED IN THE C. HARMON SURVEY,
ABSTRACT NO. 737

CITY OF HASLET
TARRANT COUNTY, TEXAS

**YAZEL PEEBLES &
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EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION (TCE)

BEING a 1.123 acre tract of land situated in the C. Harmon Survey, Abstract Number 737, located in the City Haslet, Tarrant County, Texas, being part of a tract of land described in a Special Warranty Deed to The City of Fort Worth recorded in Volume 9601, Page 2393 Deed Records, Tarrant County, Texas (DRTCT), and being part of a tract of land described in Warranty Deed to The City of Fort Worth recorded in Volume 9633, Page 1462, DRTCT, said 1.123 acre tract as determined from a survey by Desirée L. Hurst, RPLS 6230 on April 19, 2023 (ground distances are expressed in US survey feet using a project combined scale factor of 1.00012) being more particularly described as follows:

COMMENCING at point having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7038633.0 and Easting 2331887.5, in the South line of Westport Parkway, a variable width right-of-way, in the East line of a tract of land described in Deed to Gary Dale Seagraves recorded in Volume 7309, Page 1936, DRTCT at the Northwest corner of tract of land described in a Special Warranty Deed to The City of Fort Worth recorded in Volume 9754, Page 870, DRTCT from which a found 5/8" iron rod in the said South line bears North 89°03'44" East a distance of 787.68 feet;

THENCE South 87°34'24" West (Grid Bearings based on said Texas System), with said South line of Westport Parkway, a distance of 110.68 feet to the POINT OF BEGINNING of the herein described tract, said point being on the common line of the east line of said Volume 9633, Page 1462 and the west line of said Volume 9601, Page 2393;

THENCE South 10°27'13" East, with said common line, a distance of 138.94 feet to a point for corner;

THENCE North 89°29'41" East, across said Volume 9601, Page 2393, a distance of 31.27 feet to a point for corner;

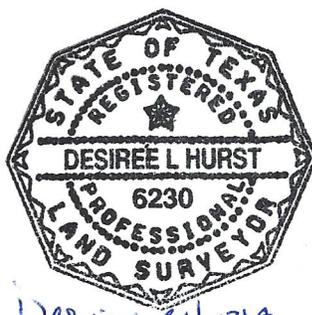
THENCE South 00°30'55" East, continuing across said Volume 9601, Page 2393, a distance of 168.96 feet to a point for corner in the south line of said Volume 9601, Page 2393;

THENCE South 89°28'50" West, continuing across said Volume 9601, Page 2393 and across said Volume 9633, Page 1462, a distance of 179.91 feet to a point for corner;

THENCE across said Volume 9633, Page 1462 the following four (4) calls:

1. North 00°30'45" West, a distance of 303.69 feet to a point for corner in the south line of said Westport Parkway;
2. North 89°34'24" East, with the south line of said Westport Parkway, a distance of 6.56 feet to a point for corner at the beginning of a curve to the left having a radius of 2924.79 feet and whose chord bears North 88°34'25" East, a distance of 102.08 feet;
3. Easterly, along said curve to the left and continuing with the south line of said Westport Parkway, through a central angle of 02°00'00" an arc length of 102.09 feet to a point for corner;
4. North 87°34'24" East, continuing with the south line of said Westport Parkway, a distance of 16.02 feet to the POINT OF BEGINNING and containing 1.123 acres of land, or 48,913 square feet, more or less.

An exhibit of even date accompanies this metes and bounds description.



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0.201 ACRE TRACT (PUE)
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TARRANT COUNTY, TEXAS

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