

EXHIBIT "A"

100 SQ. FT. TRACT

SITUATED IN THE W.T. JONES SURVEY, ABSTRACT NO. 865
CITY OF OF HURST, TARRANT COUNTY, TEXAS

BEING A 100 SQUARE FOOT TRACT OF LAND SITUATED IN THE W.T. JONES SURVEY, ABSTRACT NUMBER (NO.) 865, TARRANT COUNTY, TEXAS, BEING A PORTION OF NORTHEAST TARRANT COUNTY PLAZA, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 388-130, PAGE (PG.) 26, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), BEING A PORTION OF THAT TRACT OF LAND DESCRIBED THE COUNTY OF TARRANT IN WARRANTY DEED RECORDED IN VOL. 6681, PG. 193, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

COMMENCING AT AN "X" CUT FOUND FOR CORNER ON THE WEST LINE OF SAID NORTHEAST TARRANT COUNTY PLAZA AND THE NORTHERNMOST CORNER OF LOT 1R, BLOCK 1, CANAAN CENTER, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT (DOC.) NO. D219292264, P.R.T.C.T., SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 51 MINUTES 38 SECONDS EAST, WITH THE WEST LINE OF SAID NORTHEAST TARRANT COUNTY PLAZA AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, A DISTANCE OF 17.22 FEET TO A 1/2-INCH REBAR CAPPED "SANDS" FOUND FOR CORNER ON THE NORTHWEST LINE OF SAID NORTHEAST TARRANT COUNTY PLAZA;

THENCE, NORTH 45 DEGREES 10 MINUTES 07 SECONDS EAST, CONTINUING WITH THE NORTHWEST LINE OF SAID NORTHEAST TARRANT COUNTY PLAZA AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, A DISTANCE OF 684.52 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, OVER, ACROSS, AND UPON SAID NORTHEAST TARRANT COUNTY PLAZA THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 49 MINUTES 53 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER ON THE SOUTHEAST LINE OF AN EXISTING 10 FOOT UTILITY EASEMENT AS DEPICTED ON SAID NORTHEAST TARRANT COUNTY PLAZA ADDITION, SAID POINT BEING THE POINT OF BEGINNING;

NORTH 45 DEGREES 10 MINUTES 07 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 49 MINUTES 53 SECONDS EAST, DEPARTING THE SOUTHEAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 10 MINUTES 07 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

NORTH 44 DEGREES 49 MINUTES 53 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 100 SQUARE FEET OR 0.002 ACRES OF LAND, MORE OR LESS.

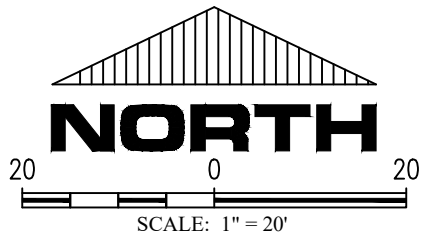


FIELD BY:	DW	DATE:	12/16/2022
DRAWN BY:	BJ	REV:	
CHECKED BY:	MNP	REV:	
JOB NO.	D58358-E1	REV:	
SHEET 1 OF 2		REV:	



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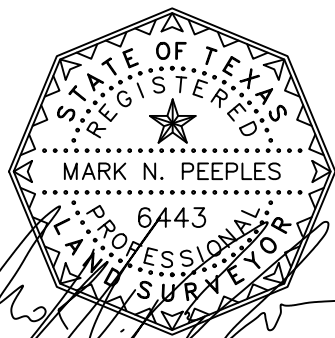


LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- DOC. DOCUMENT
- NO. NUMBER

NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- ALL MONUMENTS ARE FOUND UNLESS OTHERWISE STATED.



RPLS No. 6443

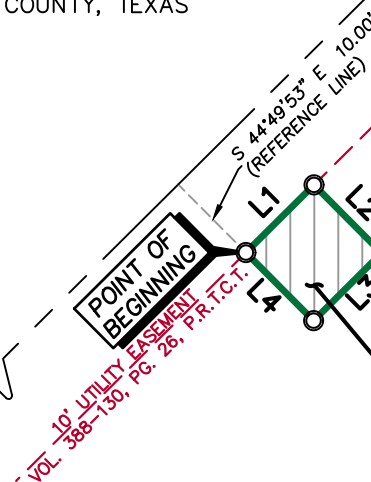
STATE HIGHWAY NO. 121
(VARIABLE WIDTH RIGHT-OF-WAY)

1/2" REBAR
"WINDROSE"
(C.M.) S 47°56'34" W 48.05'
LOT 1R, BLOCK 1
CANAAN CENTER
DOC. NO. D219292264
P.R.T.C.T.

POINT OF
COMMENCING

N 00°51'38" E
17.22'
1/2" REBAR
"SANDS"
(C.M.)

"X" CUT
(C.M.)



UTILITY EASEMENT
100 SQ. FT.
(0.002 ACRES)

NORTHEAST TARRANT COUNTY PLAZA
VOL. 388-130, PG. 26, P.R.T.C.T.

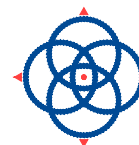
COUNTY OF TARRANT
VOL. 6681, PG. 193, D.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°10'07" E	10.00'
L2	S 44°49'53" E	10.00'
L3	S 45°10'07" W	10.00'
L4	N 44°49'53" W	10.00'

EXHIBIT "B"

100 SQ. FT. TRACT
SITUATED IN THE W.T. JONES SURVEY,
ABSTRACT NO. 865
CITY OF OF HURST,
TARRANT COUNTY, TEXAS

FIELD BY:	DW	DATE:	12/16/2022
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JOB NO.	D58358-E1	REV:	
SHEET 2 OF 2		REV:	



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