

EXHIBIT "A"

**LOVING CHANNEL ~ PARCEL 21
LOT 2, BLOCK 31, WORTH HILLS ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING a 0.017 acre strip of land situated in **LOT 2, BLOCK 31, WORTH HILLS ADDITION**, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 60, Plat Records, Tarrant County, Texas, said 0.017 acre strip of land being a portion of that same tract of land conveyed to **JOSE LUIS TATOYA**, by deed recorded in Tarrant County Clerk's Instrument No. D210158662, Deed Records, Tarrant County, Texas, said 0.017 acre strip of land being herein more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the northwest property corner of the said Lot 2, same being the southwest property corner of Lot 3, Block 31, of the said Worth Hills Addition, said beginning point being on the east right-of-way line of Prairie Avenue (a 60 foot wide right-of-way);

THENCE South 89°27'03" East, along the north property line of the said Lot 2 and along the south property line of the said Lot 3, a distance of 19.14 feet to an iron rod set at the beginning of a curve to the right having a radius of 50.00 feet;

THENCE over and across the said Lot 2, with said curve to the right and in a southeasterly direction, through a central angle of 63°06'08", an arc length of 55.07 feet, and across a chord which bears South 22°00'15" West, a chord length of 52.33 feet to an iron rod set on the west property line of the said Lot 2, same being on the said east right-of-way line of Prairie Avenue, from which an iron rod set at the southwest property corner of the said Lot 2, bears South 00°32'57" West, a distance of 1.30 feet;

THENCE North 00°32'57" East, along the said west property line and along the said right-of-way line, a distance of 48.70 feet to the **POINT OF BEGINNING**.

Herein described tract of land containing 0.017 acres (728 square feet) of land, more or less.

NOTE: The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

I do hereby certify on this 5th day of July, 2012, that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.

Spooner and Associates, Inc.
Eric S. Spooner, RPLS
Registered Professional Land Surveyor
Texas Registration Number 5922

Dated: 8-8-12



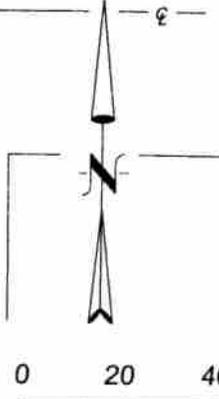
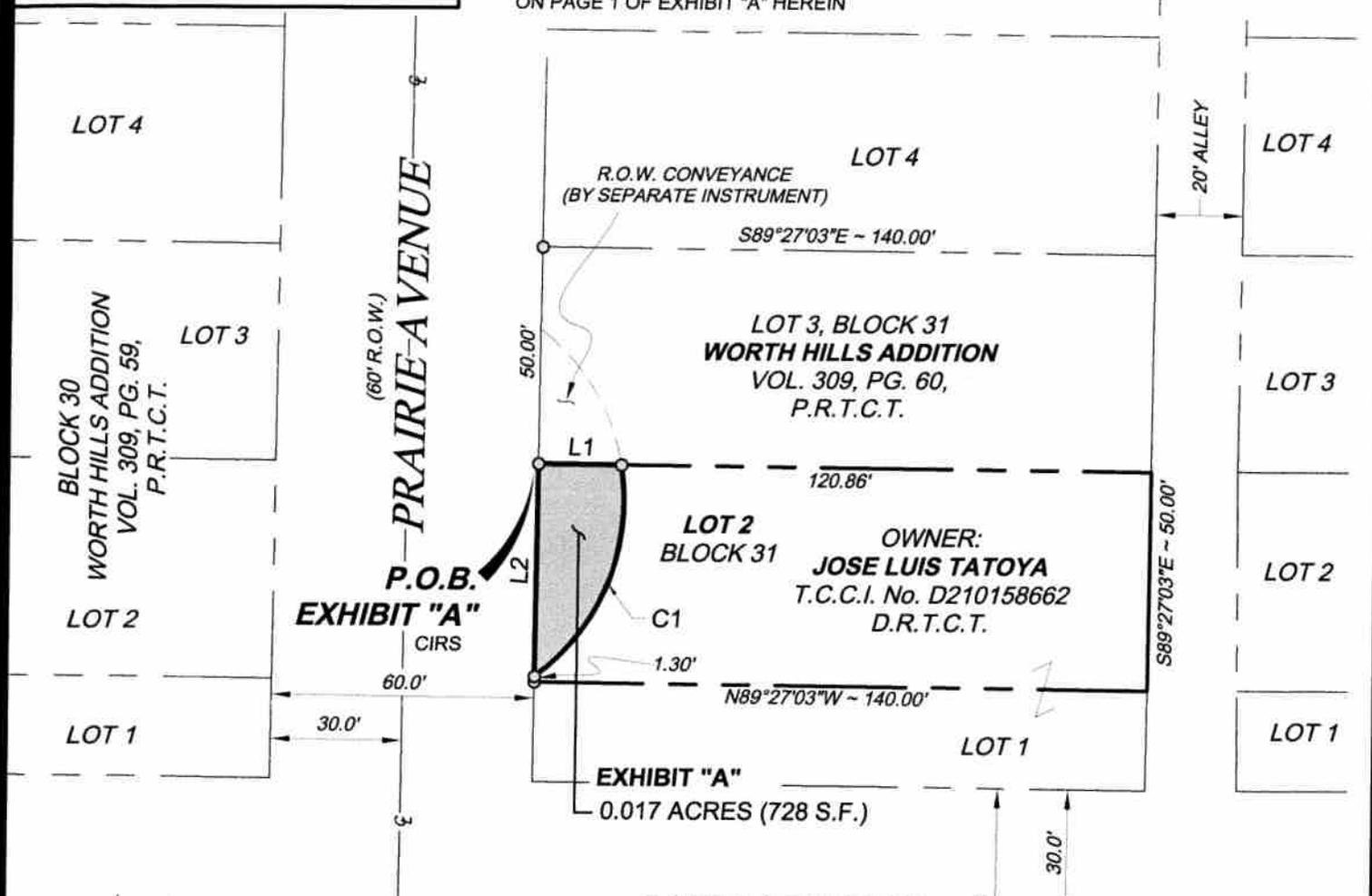
1/2" IRON ROD WITH CAP STAMPED
"SPOONER & ASSOCIATES" SET
UNLESS OTHERWISE NOTED

PLAT OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION
ON PAGE 1 OF EXHIBIT "A" HEREIN

LOT 5

LOT 5



LINE TABLE		
NO.	DIRECTION	DIST.
L1	S89°27'03"E	19.14'
L2	N00°32'57"E	48.70'

Curve Table					
NO.	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	50.00	55.07	S22°00'15"W	52.33'	63°06'08"

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

LOVING CHANNEL ~ PARCEL 21

PROPERTY: LOT 2, BLOCK 31, WORTH HILLS ADDITION
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
WHOLE PROPERTY ACREAGE: 0.1607 ACRES (PLAT)

EXHIBIT "A" PAGE 2 OF 2

S&A JOB NO.: 1643
DATE: 7-5-12

DRAWN BY: C.R.R.
CHECKED BY: E.S.S.

ACAD FILE: 1643-EASEMENTS

