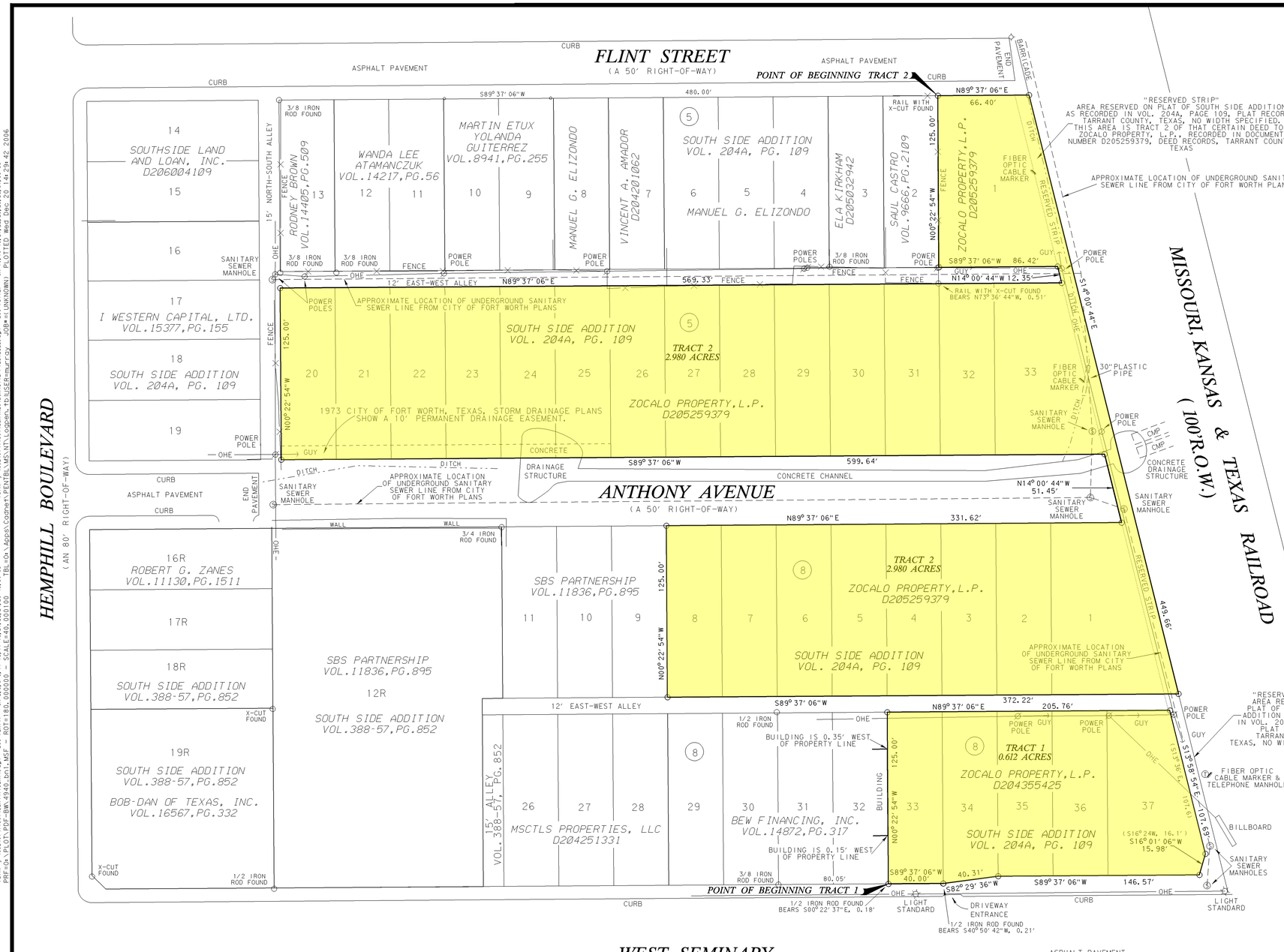

LEGAL DESCRIPTION
TRACT 1

BEING A TRACT OF LAND SITUATED IN THE SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, AS RECORDED IN VOLUME 204A, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ZOCALO PROPERTY, L.P., AS RECORDED IN DOCUMENT NUMBER D204355425, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF THE SOUTHWEST LOT CORNER OF LOT 33 AND THE SOUTHEAST LOT CORNER OF LOT 32, BLOCK 8, OF SAID SOUTH SIDE ADDITION, BEING IN THE NORTH RIGHT-OF-WAY LINE OF WEST SEMINARY, (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS S 00° 22' 37"E, 0.18 FEET;

THENCE N 00° 22' 54"W, 125.00 FEET ALONG THE COMMON LINE OF SAID LOT 32 AND LOT 33 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET, AT THE COMMON NORTH LOT CORNER OF SAID LOTS 32 AND 33 AND BEING IN THE SOUTH LINE OF A 12' EAST-WEST ALLEY IN BLOCK 8, AS SHOWN ON THE PLAT OF SAID SOUTH SIDE ADDITION;

THENCE N 89° 37' 06"E, 205.76 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 12 FOOT EAST-WEST ALLEY AND ALONG THE NORTH LINE OF LOTS 33-37, TO THE WEST LINE OF A "RESERVED STRIP" AS SHOWN ON THE PLAT OF SAID SOUTH SIDE ADDITION, (NO WIDTH SHOWN ON SAID PLAT), TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 13° 58' 54"E, 107.69 FEET (PREVIOUSLY RECORDED AS S 13° 36' E, 107.6') ALONG THE WESTERLY LINE OF SAID "RESERVED STRIP" TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 16° 01' 06"W, 15.98 FEET (PREVIOUSLY RECORDED AS S 16° 24' W, 16.1') TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET, IN THE EXISTING NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED WEST SEMINARY;

THENCE S 89° 37' 06"W, 146.57 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 82° 29' 36"W, 40.31 FEET TO THE SOUTHWEST CORNER OF LOT 34 AND THE SOUTHEAST CORNER OF LOT 33 OF SAID SOUTH SIDE ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 40° 50' 42"W, 0.21 FEET;

THENCE S 89° 37' 06"W, 40.00 FEET ALONG THE SOUTH LOT LINE OF SAID LOT 33 TO THE POINT OF BEGINNING AND CONTAINING 26,670 SQUARE FEET OR 0.612 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION
TRACT 2

BEING A TRACT OF LAND SITUATED IN THE SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, AS RECORDED IN VOLUME 204A, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN 2 TRACTS OF LAND DESCRIBED BY DEED TO ZOCALO PROPERTY, L.P., AS RECORDED IN DOCUMENT NUMBER D205259379, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD RAIL WITH AN "X" STAMP FOUND AT THE NORTHWEST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF LOT 2, BLOCK 5, OF THE PLAT OF SAID SOUTH SIDE ADDITION, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FLINT STREET (A 50' RIGHT-OF-WAY);

THENCE N 89° 37' 06"E, 66.40 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FLINT STREET AND ALONG THE NORTH LOT LINE OF SAID LOT 1 AND THEN ACROSS A "RESERVED STRIP" AS SHOWN ON THE PLAT OF SAID SOUTH SIDE ADDITION, (NO WIDTH SHOWN ON SAID PLAT), TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET IN THE WESTERLY RIGHT-OF-WAY LINE OF THE MISSOURI, KANSAS AND TEXAS RAILROAD (A 100' RIGHT-OF-WAY);

THENCE S 14° 00' 44"E, 449.66 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI, KANSAS AND TEXAS RAILROAD RIGHT-OF-WAY AND ALONG THE LINE OF SAID "RESERVED STRIP" TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI, KANSAS AND TEXAS RAILROAD AND THE EXTENSION OF THE SOUTHERLY LOT LINE OF LOT 1, BLOCK 8, AS SHOWN ON THE PLAT OF SAID SOUTH SIDE ADDITION;

THENCE S 89° 37' 06"W, 372.22 FEET ACROSS SAID "RESERVED STRIP" AND THEN ALONG THE SOUTH LOT LINES OF LOTS 1-8, BLOCK 8, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF A 12 FOOT EAST-WEST ALLEY IN SAID BLOCK 8, AS SHOWN ON THE OF SOUTH SIDE ADDITION, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET, AT THE COMMON LOT CORNER OF THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 8 AND THE SOUTHEAST CORNER OF LOT 9, BLOCK, OF SAID SOUTH SIDE ADDITION;

THENCE N 00° 22' 54"W, 125.00 FEET ALONG THE COMMON LOT LINE OF SAID LOT 8 AND 9, BLOCK 8 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET IN THE SOUTH RIGHT-OF-WAY LINE OF ANTHONY AVENUE (A 50' RIGHT-OF-WAY, NO STREET CONSTRUCTED AT THIS POINT);

THENCE N 89° 37' 06"E, 331.62 FEET ALONG THE NORTH LOT LINE OF SAID LOTS 1-8, BLOCK 8, AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ANTHONY AVENUE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET AT THE EASTERLY TERMINUS OF SAID ANTHONY STREET AND BEING IN THE WESTERLY LINE OF THE AFOREMENTIONED "RESERVED STRIP" AS SHOWN ON THE PLAT OF SAID SOUTH SIDE ADDITION, (NO WIDTH SHOWN ON SAID PLAT);

THENCE N 14° 00' 44"W, 51.45 FEET ALONG THE EASTERLY TERMINUS OF SAID ANTHONY STREET AND ALONG THE WESTERLY LINE OF SAID "RESERVED STRIP" TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 89° 37' 06"W, 599.64 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID ANTHONY STREET AND ALONG THE SOUTH LINES OF LOTS 33- 20, SAID BLOCK 5 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET AT THE SOUTHWEST CORNER OF SAID LOT 20, BLOCK 5 AND ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF A 15' NORTH-SOUTH ALLEY IN BLOCK 5 AS SHOWN ON THE PLAT OF SAID SOUTH SIDE ADDITION;

THENCE N 00° 22' 54"W, 125.00 FEET ALONG THE WEST LOT LINE OF SAID LOT 20 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 15' NORTH-SOUTH ALLEY TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET AT THE NORTHWEST LOT CORNER OF SAID LOT 20, BLOCK 5, AND BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID 15' NORTH-SOUTH ALLEY AND THE SOUTH RIGHT-OF-WAY LINE OF A 12' EAST-WEST ALLEY IN BLOCK 5, AS SHOWN ON THE PLAT OF SAID SOUTH SIDE ADDITION;

THENCE N 89° 37' 06"E, 569.33 FEET ALONG THE NORTH LOT LINES OF LOT 20-33, SAID BLOCK 5 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 12' EAST-WEST ALLEY IN BLOCK 5, SAID SOUTH SIDE ADDITION, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET AT THE EAST TERMINUS OF SAID 12' EAST-WEST ALLEY IN BLOCK 5;

THENCE N 14° 00' 44"W, 12.35 FEET ALONG THE EAST TERMINUS OF SAID 12' EAST-WEST ALLEY IN SAID BLOCK 5, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS";

THENCE S 89° 37' 06"W, 86.42 FEET ALONG THE SOUTH LOT LINE OF SAID LOT 1, BLOCK 5, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 12' EAST-WEST ALLEY IN BLOCK 5, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS" SET AT THE COMMON CORNER OF THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 5, SAID SOUTH SIDE ADDITION;

THENCE N 00° 22' 54"W, 125.00 FEET ALONG THE COMMON LINE OF THE WEST LOT LINE OF LOT 1 AND THE EAST LOT LINE OF LOT 2, TO THE POINT OF BEGINNING AND CONTAINING 129,811 SQUARE FEET OR 2.980 ACRES OF LAND MORE OR LESS.

NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983, USING A COMBINED SCALE FACTOR OF 1.00013469.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE MAY BE SUBJECT TO EASEMENTS AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. ALL PROPERTY CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "CARTER & BURGESS" SET, UNLESS OTHERWISE NOTED.
4. BEARINGS AND DISTANCES SHOWN IN () ARE FROM PREVIOUSLY RECORDED DEEDS.

GRAPHIC SCALE IN FEET
SCALE 1"=40'
0 40 80 120

CERTIFICATION

I, JAMES F. KASSON , REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN DECEMBER, 2006, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

JAMES F. KASSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4500

DATED : 12-18-06

STATE OF TEXAS
REGISTERED
JAMES F. KASSON
4500
PROFESSIONAL
LAND SURVEYOR

A BOUNDARY SURVEY OF

2 TRACTS

OF LAND SITUATED IN THE SOUTH SIDE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, AS RECORDED IN VOLUME 204A, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS

REVISIONS			
DATE			
PROJECT NO.	014940.010	DRAWN BY	TM
APPROVED BY	JFK	DATE	12-15-06

Carter :: Burgess
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CARTER & BURGESS, INC.
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(817) 735-6000

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OF SHEETS

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