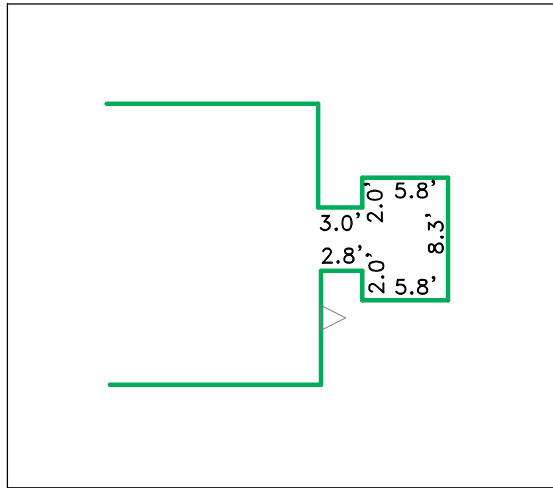
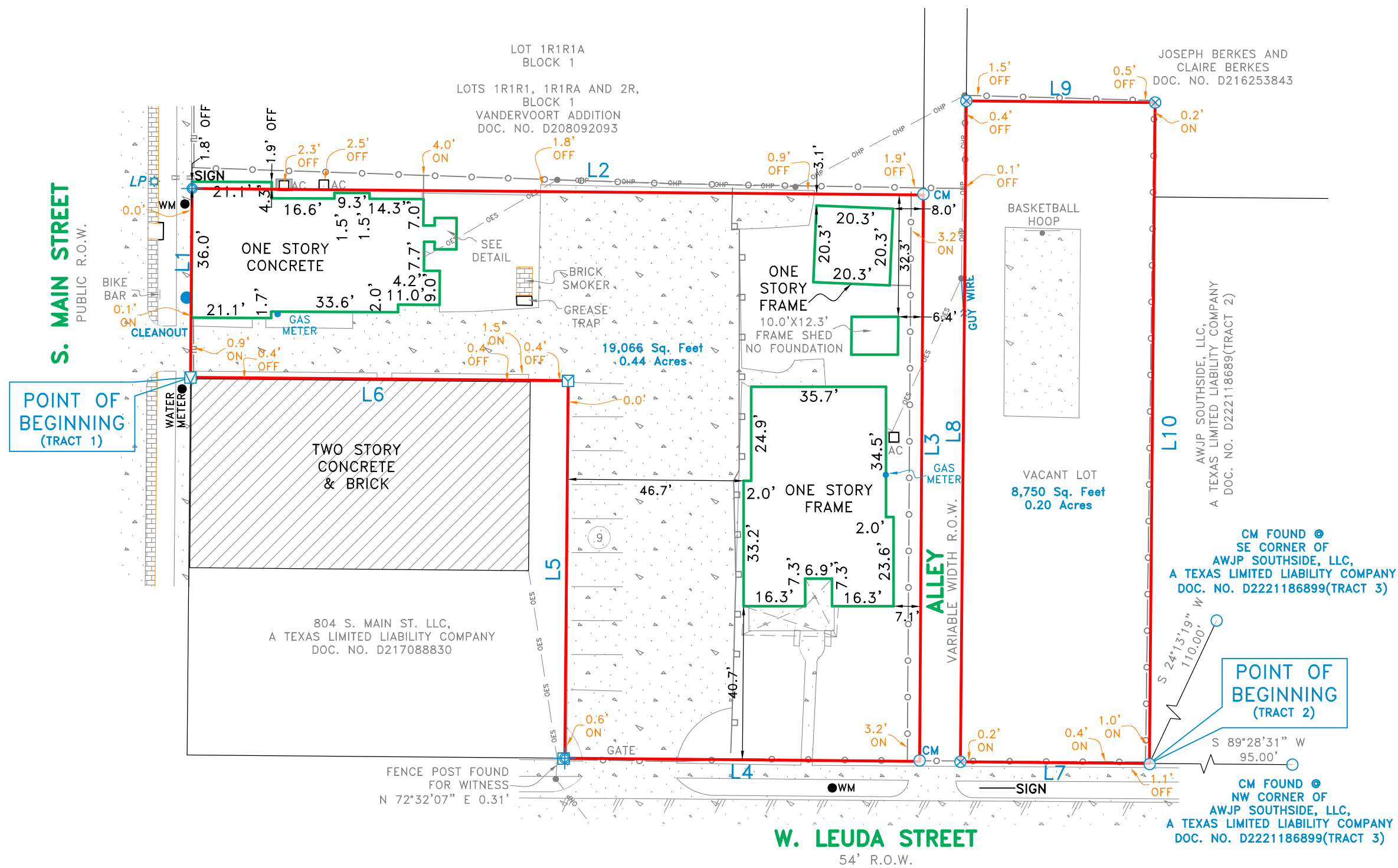


LINE	BEARING	DISTANCE
L1	S 00°31'29" E	50.00'
L2	S 89°28'31" W	193.62'
L3	N 00°38'30" W	150.00'
L4	N 89°28'31" E	93.93'
L5	S 00°31'29" E	100.00'
L6	N 89°28'31" E	100.00'
L7	N 89°28'31" E	50.00'
L8	S 00°31'29" E	175.00'
L9	S 89°28'31" W	50.00'
L10	N 00°31'29" W	175.00'



DETAIL NOT TO SCALE



810 S. Main Street & 109, 115 & 117 W. Leuda Street

TRACT 1

Being a tract of land situated in the W. Welch Survey, Abstract No. 1644, Tarrant County, Texas, same being those tracts of land conveyed to Maria Borja Martinez, by deed recorded in Document No. D220005838(tract 1 & 2), and that tract of land conveyed to 50% Maria Elena Martinez aka Mary Martinez aka Maria Borja Martinez and 50% to Jesus (Jesse) Perez Borja Jr., by deed recorded in Documents No. D223207616, and that tract of land conveyed to Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut found in concrete for corner, said corner being the Southeast corner of that tract of land conveyed to 804 S. Main St. LLC, a Texas limited liability company, by deed recorded in Document No. D217088830, Official Public Records of Tarrant County, Texas, and lying along the West line of S. Main Street (a public right-of-way);

THENCE South 00 degrees 31 minutes 29 seconds East, along the West line of said S. Main Street, a distance of 50.00 feet to a point for corner, said corner being the Northeast corner of Lot 1R1RA, in Block 1, of Lots 1R1R1, 1R1RA and 2R, Block 1, Vandervoort Addition, an addition to Tarrant County, Texas, according to the map or plat thereof recorded in Document No. D208092093, Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 28 minutes 31 seconds West, along the North line of Lot 1R1RA, of said Lots 1R1R1, 1R1RA and 2R, Block 1, Vandervoort Addition, a distance of 193.62 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 1R1RA, and lying along the East line of an Variable width alley;

THENCE North 00 degrees 38 minutes 30 seconds West, along the South line of said alley, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner lying along the South line of W. Leuda Street (a 54 foot right-of-way);

THENCE North 89 degrees 28 minutes 31 seconds East, along the South line of said Leuda Street, a distance of 93.93 feet to a point for corner, said corner being the Northwest corner of said 804 S. Main St. LLC tract, from which a fence post found bears North 72 degrees 32 minutes 07 seconds East, a distance of 0.31 feet for witness;

THENCE South 00 degrees 31 minutes 29 seconds East, along the West line of said 804 S. Main St. LLC tract, a distance of 100.00 feet to an "Y" cut found in concrete for corner, said corner being the "el" corner of said 804 S. Main St. LLC tract;

THENCE North 89 degrees 28 minutes 31 seconds East, along the South line of said 804 S. Main St. LLC tract, a distance of 100.00 feet to a POINT OF BEGINNING and containing 19,066 square feet or 0.44 acres of land.

TRACT 2

Being a tract of land situated in the W. Welch Survey, Abstract No. 1644, Tarrant County, Texas, same being those tracts of land conveyed to Juan Perez Borja, by deed recorded in Document No. D223204922, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to AWJP Southside, LLC, a Texas limited liability company, by deed recorded in Document No. D222118689(tract 2), Official Public Records of Tarrant County, Texas and lying along South line of W. Leuda Street (a 54 foot right-of-way), from which a 1/2 inch rod found bears South 89 degrees 28 minutes 31 seconds West, a distance of 95.00 feet for witness and from which a 1/2 inch iron rod found bears South 24 degrees 13 minutes 19 seconds West, a distance of 110.00 feet for witness;

THENCE North 89 degrees 28 minutes 31 seconds East, along the South line of said Leuda Street, a distance of 50.00 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner lying along the West line of a variable width alley;

THENCE South 00 degrees 31 minutes 29 seconds East, along the West line of said alley, a distance of 175.00 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of a tract of land conveyed to Joseph Berkes and Claire Berkes, by deed recorded in Document No. D216253843, Official Public Records of Tarrant County, Texas;

THENCE South 89 degrees 28 minutes 31 seconds West, along the North line of said Berkes tract, a distance of 50.00 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being the "el" corner of said Berkes tract;

THENCE North 00 degrees 31 minutes 29 seconds West, along the East line of said Berkes tract, a distance of 175.00 feet to a POINT OF BEGINNING and containing 8,750 square feet or 0.20 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Elite Title in connection with G.F. No. 26-1231-MC that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 810 S. Main Street and 109, 115, & 117 W. Leuda Street, Fort Worth Texas described in Instrument No. D223204922, D223207616, and D220005838, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48439C0305L) pursuant to the Flood Disaster Protection Act of 1973 (amended date if amended)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 9th day of June, 2026.

Chris L. Broussard
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48439C0305L, this property does lie in Zone X and does not lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
Bearings based shown are based on NAD 83 Texas North Central Zone, easements and building lines are by recorded plat unless otherwise noted.

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT	LEGEND	ASPHALT PAVING
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	CHAIN LINK FENCE
1/2" IRON ROD SET	COLUMN	WOOD FENCE
1" IRON PIPE FOUND	AC - AIR CONDITIONING	0.5" WIDE TYPICAL BARBED WIRE
FENCE POST WITNESS	FIRE HYDRANT	IRON FENCE
"X" FOUND / SET	COVERED PORCH, DECK OR CARPORT	
"Y" FOUND / SET	OES - OES	OVERHEAD ELECTRIC SERVICE
"V" FOUND / SET	OHP - OHP	OVERHEAD POWER LINE
5/8" ROD FOUND	CONCRETE PAVING	
OVERHEAD ELECTRIC POWER POLE	DOUBLE SIDED WOOD FENCE	
POINT FOR CORNER		

CBG SURVEYING TEXAS LLC		419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtxl.com
SCALE	DATE	JOB NO.
1" = 30'	06/09/2026	22686
G.F. NO.	DRAWN	SEE CERT.

TEXAS LAND TITLE SURVEY	
W. WELCH SURVEY, ABSTRACT NO. 1644	
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
810 S. MAIN STREET & 109, 115, & 117 W. LEUDA STREET	