

**PROJECT NAME: RISINGER ROAD FROM
CROWLEY ROAD TO MCCART AVENUE
PARCEL No. 6 ROW
CITY PROJECT No. 02239
2201 W. RISINGER ROAD, FORT WORTH, TEXAS
JACOB WILCOX SURVEY, ABSTRACT No. 1743**

EXHIBIT "A"

Being a 0.806 acre tract of land situated in the Jacob Wilcox Survey, Abstract No. 1743, City of Fort Worth, Tarrant County, Texas, said 0.806 acre tract of land being a portion of a 6.26 acre tract of land (by deed) described as Tract One deeded to 2201 Risinger, L.L.C. (50% undivided interest) as recorded in County Clerk's File No. D209049450 of the Deed Records of Tarrant County, Texas, and being deeded to Pamela L. Anderson, Trustee of the Anderson Marital Trust (50% undivided interest) as recorded in Volume 9931, Page 1980 of said Deed Records of Tarrant County, Texas and being further described in County Clerk's File No. D208403925 of said Deed Records of Tarrant County, Texas, said 0.806 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a MAG nail found for the northwest corner of said 6.26 acre tract of land, said MAG nail being the intersection of the east right-of-way line of Burlington Northern and Santa Fe Railroad (a 100.0' right-of-way) with the existing south right-of-way line of West Risinger Road (an undedicated right-of-way);

THENCE North 89 degrees 39 minutes 42 seconds East, with the north line of said 6.26 acre tract of land and with the existing south right-of-way line of said West Risinger Road, a distance of 468.80 feet to a point for the most northerly northeast corner of said 6.26 acre tract of land, from which a MAG nail found for reference bears North 49 degrees 58 minutes 55 seconds West, a distance of 0.90 feet;

THENCE South 49 degrees 06 minutes 18 seconds East, with the north line of said 6.26 acre tract of land and with the existing south right-of-way line of said West Risinger Road, a distance of 41.40 feet to a MAG nail found for the most easterly northeast corner of said 6.26 acre tract of land;

THENCE South 00 degrees 49 minutes 07 seconds East, with the east line of said 6.26 acre tract of land and with the existing south right-of-way line of said West Risinger Road, a distance of 117.30 feet to a R.O.W. marker set for the intersection of the existing south right-of-way line of said West Risinger Road with the proposed south right-of-way line of West Risinger Road;

THENCE North 68 degrees 18 minutes 47 seconds West, with the proposed south right-of-way line of said West Risinger Road, a distance of 68.49 feet to a R.O.W. marker set for the beginning of a curve to the left having a radius of 1145.00 feet, a central angle of 21 degrees 55 minutes 27 seconds, and whose chord bears North 79 degrees 16 minutes 30 seconds West, a distance of 435.46 feet

THENCE with the proposed south right-of-way line of said West Risinger Road and with said curve to the left, an arc length of 438.13 feet to a R.O.W. marker set for corner;

THENCE South 89 degrees 45 minutes 46 seconds West, with the proposed south right-of-way line of said West Risinger Road, a distance of 11.15 feet to a R.O.W. marker set for corner in the west line of said 6.26 acre tract of land, said R.O.W. marker being the intersection of the proposed south right-of-way line of said West Risinger Road with the east right-of-way line of said Burlington Northern and Santa Fe Railroad;

THENCE North 01 degrees 25 minutes 45 seconds East, with the west line of said 6.26 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 35.33 feet to the **POINT OF BEGINNING** and containing 35,109 square feet or 0.806 acres of land, more or less.

Notes:

- (1) A plat of even survey date accompanies this legal description.
- (2) R.O.W. markers along the proposed right-of-way line are a 5/8" iron rod with blue cap stamped "Gorrondona" set unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202. All distances and areas shown are surface.

Date: March 19, 2015



Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

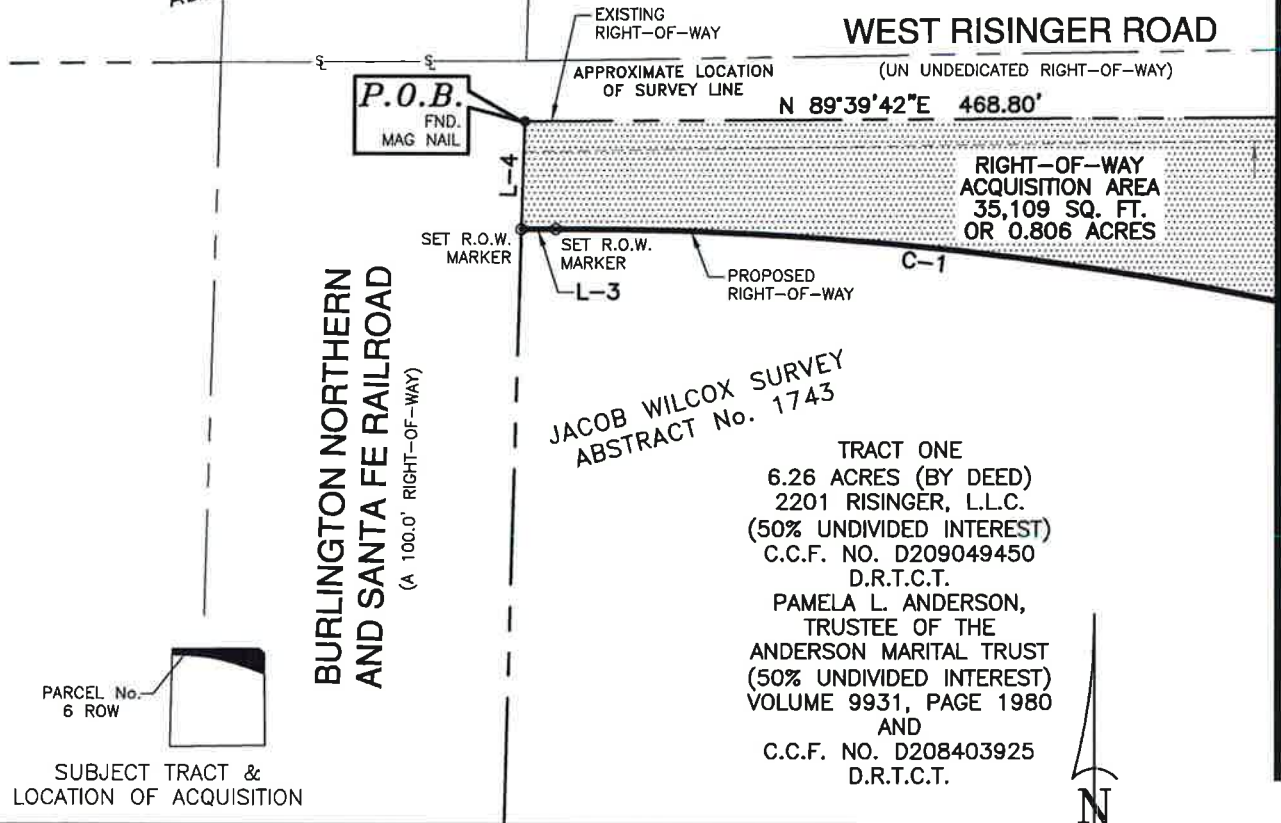
PARCEL No. 6 ROW

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L-3 | S 89°45'46"W | 11.15' |
| L-4 | N 01°25'45"E | 35.33' |

E. B. DISHMAN SURVEY
ABSTRACT No. 407

4.733 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
C.C.F. NO. D210264416
D.R.T.C.T.

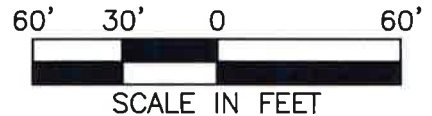
60' ROAD EASEMENT
DEDICATED TO THE USE
AND BENEFIT OF THE PUBLIC
AS A ROAD EASEMENT
VOLUME 5168, PAGE 278
D.R.T.C.T.



PARCEL No. 6 ROW
SUBJECT TRACT & LOCATION OF ACQUISITION

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. R.O.W. MARKERS ALONG THE PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" SET UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
RIGHT-OF-WAY ACQUISITION
OUT OF A
6.26 ACRE TRACT OF LAND
SITUATED IN THE
JACOB WILCOX SURVEY, ABSTRACT No. 1743
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 9931, PAGE 1980
COUNTY CLERK'S FILE No. D208403925
COUNTY CLERK'S FILE No. D209049450
DEED RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE CITY PROJ. No. 02239

ACQUISITION AREA: 35,109 SQUARE FEET OR 0.806 ACRES

JOB No. HALF1403.00

DRAWN BY: CTA

CAD FILE: 06 ROW.DWG

DATE: MARCH 19, 2015

EXHIBIT B PAGE 1 OF 2

SCALE: 1" = 60'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

MATCH LINE PAGE 2

EXHIBIT "B"

PARCEL No. 6 ROW

4.733 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
C.C.F. NO. D210264416
D.R.T.C.T.

60' ROAD EASEMENT
DEDICATED TO THE USE
AND BENEFIT OF THE PUBLIC
AS A ROAD EASEMENT
VOLUME 5168, PAGE 278
D.R.T.C.T.

PARCEL No.
6 ROW



SUBJECT TRACT &
LOCATION OF ACQUISITION

WEST RISINGER ROAD

(UN UNDEDICATED RIGHT-OF-WAY)

N 89°39'42"E 468.80'

E. B. DISHMAN SURVEY
ABSTRACT No. 407

APPROXIMATE LOCATION
OF SURVEY LINE

EXISTING
RIGHT-OF-WAY

40.2 ACRES (BY DEED) - LOT LINE
THOMAS D. GIBBS
C.C.F. NO. D200111309
D.R.T.C.T.

PERMANENT WATER
MAIN EASEMENT TO THE
CITY OF FORT WORTH
C.C.F. NO. D103105741
D.R.T.C.T.

S. A. & M. G.
RR. CO. SURVEY
ABSTRACT No. 1462

60' ROAD EASEMENT
DEDICATED TO THE USE
AND BENEFIT OF THE PUBLIC
AS A ROAD EASEMENT
VOLUME 5168, PAGE 278
D.R.T.C.T.

RIGHT-OF-WAY
ACQUISITION AREA
35,109 SQ. FT.
OR 0.806 ACRES

FND. MAG NAIL BEARS
N 49°58'55"W 0.90'

FND.
MAG NAIL

JACOB WILCOX SURVEY
ABSTRACT No. 1743

PROPOSED
RIGHT-OF-WAY

117.30'

S 00°49'07"E

APPROXIMATE LOCATION
OF SURVEY LINE

SET R.O.W.
MARKER

SET R.O.W.
MARKER

TRACT ONE
6.26 ACRES (BY DEED)
2201 RISINGER, L.L.C.
(50% UNDIVIDED INTEREST)
C.C.F. NO. D209049450
D.R.T.C.T.

PAMELA L. ANDERSON,
TRUSTEE OF THE
ANDERSON MARITAL TRUST
(50% UNDIVIDED INTEREST)
VOLUME 9931, PAGE 1980
AND
C.C.F. NO. D208403925
D.R.T.C.T.

JACOB WILCOX SURVEY
ABSTRACT No. 1743

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|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L-1 | S 49°06'18"E | 41.40' |
| L-2 | N 68°18'47"W | 68.49' |

| CURVE TABLE | | | | | |
|-------------|----------|-------------|---------------|--------------|------------|
| CURVE | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
| C-1 | 1145.00' | 21°55'27" | N 79°16'30"W | 435.46' | 438.13' |

WEST RISINGER ROAD
(UN UNDEDICATED RIGHT-OF-WAY)

EXISTING
RIGHT-OF-WAY
APPROXIMATE LOCATION
OF SURVEY LINE

3.256 ACRES (BY DEED)
PEDRO HERRERA AND NORMA
HERRERA, HUSBAND AND WIFE
C.C.F. No. D209236836
D.R.T.C.T.

NOTES:

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GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768