

**PRECINCT LINE ROAD
PARCEL NO. 16A
RIGHT-OF-WAY ACQUISITION
PROJECT No. 00147
PRECINCT LINE ROAD, FORT WORTH
PORTION OF LOT 1, BLOCK 2, TEXAS INDUSTRIES ADDITION
J. B. JOHNSON SURVEY, ABSTRACT NO. 855**

EXHIBIT "A"

Being a 0.145 acre tract of land situated in the J. B. Johnson Survey, Abstract No. 855, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1, Block 2 of Texas Industries Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-110, Page 82 of the Plat Records of Tarrant County, Texas, and also being a portion of a 7.37 acre tract of land (by deed) deeded to Golden Brown Bear Precinct, LLC as recorded in County Clerk's File No. D211231476 of the Deed Records of Tarrant County, Texas, said 0.145 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found for the southeast corner of a 7.000 acre tract of land (by deed) deeded to Southern Star concrete, Inc. as recorded in County Clerk's File No. D203275195 of said Deed Records of Tarrant County, Texas, said 3/8 inch iron rod being an interior ell corner in the northerly line of said 7.37 acre tract of land and an interior ell corner in the northerly line of said Lot 1, from which a 1/2 inch iron rod with cap stamped "LBS #3246" found for the southeast corner of said Lot 1 bears a radial bearing of South 25 degrees 04 minutes 42 seconds East, a distance of 1114.37 feet; **THENCE** North 73 degrees 19 minutes 22 seconds West, with the northerly line of said 7.37 acre tract of land, with the northerly line of said Lot 1 and with the southerly line of said 7.000 acre tract of land, a distance of 867.40 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the proposed easterly right-of-way line of Precinct Line Road (a variable width right-of-way), said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the beginning of a non-tangent curve to the left having a radius of 621.85 feet, a central angle of 16 degrees 38 minutes 27 seconds and whose chord bears South 16 degrees 26 minutes 41 seconds East, a chord distance of 179.97 feet;

THENCE with said non-tangent curve to the left and with the proposed easterly right-of-way line of said Precinct Line Road, an arc length of 180.61 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the southerly line of said 7.37 acre tract of land

THENCE North 77 degrees 34 minutes 02 seconds West, with the southerly line of said 7.37 acre tract of land, a distance of 43.28 feet to a point for the southwest corner of said 7.37 acre tract of land, said point being in the westerly line of said Lot 1 and in the existing easterly right-of-way line of said Precinct Line Road, said point also being the beginning of a non-tangent curve to the right having a radius of 656.85 feet, a central angle of 15 degrees 45 minutes 38 seconds and whose chord bears North 14 degrees 36 minutes 06 seconds West, a chord distance of 180.11 feet;

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THENCE with said non-tangent curve to the right, with the westerly line of said 7.37 acre tract of land, with the westerly line of said Lot 1 and with the existing easterly right-of-way line of said Precinct Line Road, an arc length of 180.68 feet to a point for the northwest corner of said 7.37 acre tract of land and the northwest corner of said Lot 1, said point being in the southerly line of said 7.000 acre tract of land, from which a 1/2 inch iron rod with cap stamped "LBS #3246" found for reference bears North 25 degrees 03 minutes 59 seconds East, a distance of 0.59 feet;

THENCE South 73 degrees 19 minutes 22 seconds East, with the northerly line of said 7.37 acre tract of land, with the northerly line of said Lot 1 and with the southerly line of said 7.000 acre tract of land, a distance of 38.34 feet to the **POINT OF BEGINNING**, and containing 6,321 square feet or 0.145 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the project control for Precinct Line Road. All bearings and distances are surface.

Date: February 15, 2012


Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527

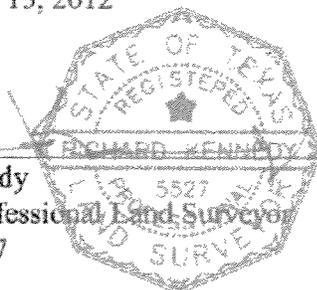
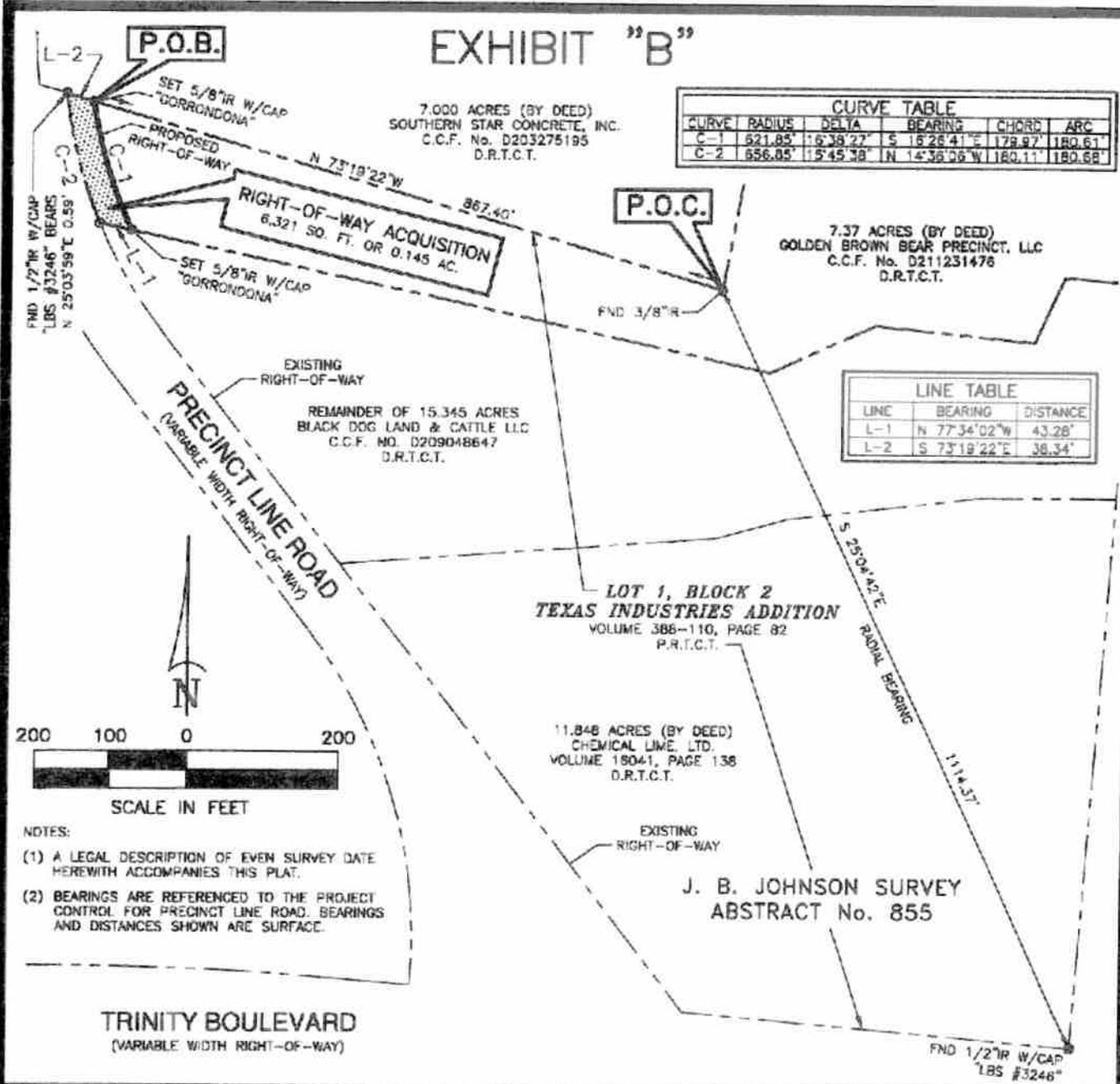
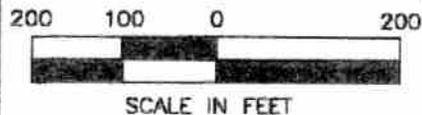


EXHIBIT "B"



CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	621.85'	6°38'22"	S 16°25'41"E	179.97'	180.61'
C-2	656.05'	5°45'38"	N 14°36'06"W	180.11'	180.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 77°34'02"W	43.28'
L-2	S 73°18'22"E	38.34'



- NOTES:
- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.
 - (2) BEARINGS ARE REFERENCED TO THE PROJECT CONTROL FOR PRECINCT LINE ROAD. BEARINGS AND DISTANCES SHOWN ARE SURFACE.

TRINITY BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

PRECINCT LINE ROAD HURST BOULEVARD (STATE HIGHWAY 10) TO CONCHO TRAIL



RIGHT-OF-WAY ACQUISITION		PROJECT No: 00147
OWNER: GOLDEN BROWN BEAR PRECINCT, LLC		PARCEL No: 16A
SURVEY: J. B. JOHNSON SURVEY, ABSTRACT No. 855		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
RIGHT-OF-WAY ACQUISITION AREA: 6,321 SQ. FT. OR 0.145 ACRES		
JOB NO. 0612-1903	DRAWN BY: RK	CADD FILE: 1903 EASEMENTS.DWG
DATE: FEBRUARY 15, 2012	PAGE 1 OF 1	SCALE: 1" = 200'

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527