

**PRECINCT LINE ROAD  
PARCEL NO. 16A  
TEMPORARY CONSTRUCTION EASEMENT  
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 0.157 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 0.157 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 767.68 feet to the **POINT OF BEGINNING**;

**THENCE** South 13 degrees 39 minutes 26 seconds West, a distance of 56.66 feet to a point for corner;

**THENCE** South 53 degrees 36 minutes 25 seconds West, a distance of 64.50 feet to a point for corner in the proposed easterly right-of-way line of said Precinct Line Road, said point being the beginning of a non-tangent curve to the right having a radius of 621.85 feet, a central angle of 11 degrees 35 minutes 44 seconds and whose chord bears North 13 degrees 55 minutes 19 seconds West, a chord distance of 125.63 feet, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the intersection of the proposed easterly right-of-way line of said Precinct Line Road with the southerly line of said 7.37 acre tract of land bears a chord bearing of South 22 degrees 14 minutes 33 seconds East, a chord distance of 54.74 feet;

**THENCE** with said non-tangent curve to the right and with the proposed easterly right-of-way line of said Precinct Line Road, an arc length of 125.85 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the north line of said 7.37 acre tract of land and in the southerly line of said 7.000 acre tract of land;

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**THENCE** South 73 degrees 19 minutes 22 seconds East, with the northerly line of said 7.37 acre tract of land and with the southerly line of said 7.000 acre tract of land, a distance of 99.72 feet to the **POINT OF BEGINNING**, and containing 6,832 square feet or 0.157 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: January 31, 2012

Richard Kennedy  
Registered Professional Land Surveyor  
Texas No. 5527



# EXHIBIT "B"

7.000 ACRES (BY DEED)  
SOUTHERN STAR CONCRETE, INC.  
C.C.F. No. D203275195  
D.R.T.C.T.

CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	621.85'	05°02'43"	S 22°14'33"E	54.74'	54.76'
C-2	621.85'	11°35'44"	N 13°55'19"W	125.63'	125.85'

7.37 ACRES (BY DEED)  
GOLDEN BROWN BEAR PRECINCT, LLC  
C.C.F. No. D211231476  
D.R.T.C.T.

REMAINDER OF 15.345 ACRES  
BLACK DOG LAND & CATTLE LLC  
C.C.F. No. D209048647  
D.R.T.C.T.

LOT 1, BLOCK 2  
TEXAS INDUSTRIES ADDITION  
VOLUME 388-110, PAGE 82  
P.R.T.C.T.

11.848 ACRES (BY DEED)  
CHEMICAL LIME, LTD.  
VOLUME 16041, PAGE 138  
D.R.T.C.T.

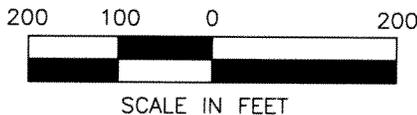
J. B. JOHNSON SURVEY  
ABSTRACT No. 855

TRINITY BOULEVARD  
(VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

P.O.C.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 13°39'26"W	56.66'
L-2	S 53°36'25"W	64.50'
L-3	S 73°19'22"E	99.72'



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.



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

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



TEMPORARY CONSTRUCTION EASEMENT 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

EASEMENT ACQUISITION AREA: 6,832 SQ. FT. OR 0.157 ACRES

JOB NO. 0612-1903

DRAWN BY: RK

CADD FILE: 1903 EASEMENTS.DWG

RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527

DATE: JANUARY 31, 2012

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SCALE: 1" = 200'