

**NORTH BEACH STREET
 VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD
 CITY PROJECT No. 01292
 RIGHT-OF-WAY ACQUISITION
 C. C. WHYTE SURVEY, ABSTRACT No. 1611
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a 0.956 acre tract of land situated in the C. C. Whyte Survey, Abstract No. 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described as Tract 1 deeded to JDI Investors, L.P. as recorded in County Clerk's File No. D201098098 of said Deed Records of Tarrant County, Texas, said 0.956 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most southerly and easterly northeast corner of said Tract 1, said 1/2 inch iron rod being in the existing west right-of-way line of North Beach Street (a variable width right-of-way);

THENCE South 00 degrees 59 minutes 11 seconds East, with the east line of said Tract 1 and with the existing west right-of-way line of said North Beach Street, a distance of 295.41 feet to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 36 minutes 56 seconds East, with the east line of said Tract 1 and with the existing west right-of-way line of said North Beach Street, a distance of 853.11 feet to a point for the southeast corner of said Tract 1 and for the northeast corner of a tract of land deeded to Grace Presbytery, Inc. as recorded in Volume 14225, Page 452 of said Deed Records of Tarrant County, Texas;

THENCE South 89 degrees 18 minutes 19 seconds West, with the south line of said Tract 1 and with the north line of said tract of land deeded to Grace Presbytery, Inc., a distance of 35.49 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the proposed west right-of-way line of said North Beach Street;

THENCE North 00 degrees 30 minutes 45 seconds West, with the proposed west right-of-way line of said North Beach Street, a distance of 966.59 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the beginning of a curve to the left having a radius of 1330.00 feet, a central angle of 07 degrees 40 minutes 17 seconds and whose chord bears North 03 degrees 50 minutes 08 seconds West, a chord distance of 177.94 feet;

THENCE with said curve to the left and with the proposed west right-of-way line of said North Beach Street, an arc length of 178.07 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE North 07 degrees 14 minutes 14 seconds West, with the propose west right-of-way line of said North Beach Street, a distance of 67.02 feet to a 1/2 inch iron rod with cap stamped "Beasley RPLS 4050" found for the most westerly northeast corner of said Tract 1 and for the southeast corner of Lot 1, Block 2 of Heritage Glen Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 7119 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "Beasley RPLS 4050" being in the existing west right-of-way line of said North Beach Street;

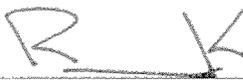
THENCE North 89 degrees 21 minutes 47 seconds East, with the north line of said Tract 1 and with the existing west right-of-way line of said North Beach Street, a distance of 14.19 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" found for the most easterly and northerly northeast corner of said Tract 1;

THENCE South 30 degrees 13 minutes 01 seconds East, with a northeast line of said Tract 1 and with the existing west right-of-way line of said North Beach Street, a distance of 71.60 feet to the **POINT OF BEGINNING**, and containing 41,662 square feet or 0.956 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone (4202), based on NGS Monument H-946 with a N=7,043,451.829 and E=2,325,972.486. Surface factor for this project = 1.00012. Distances and areas shown are surface.

Date: July 30, 2010


Richard Kennedy
Registered Professional Land Surveyor
No. 5527



NOTES:

- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
- (2) BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD-83, NORTH CENTRAL ZONE (4202) BASED ON NGS MONUMENT H-946 WITH A N=7,043,451.829 AND E=2,325,972.486 SURFACE FACTOR FOR THIS PROJECT = 1.00012. DISTANCES AND AREAS SHOWN ARE SURFACE.

ACCESS AND UTILITY
EASEMENT
C.C.F. No. D203080934
D.R.T.C.T.



SCALE IN FEET

C. C. WHYTE SURVEY
ABSTRACT NO. 1611

TRACT 1
JDI INVESTORS, L.P.
C.C.F. No. D201098098
D.R.T.C.T.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD ARC
C-1	1330.00'	07°40'17"	N 03°50'08"W	177.94' 178.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 07°14'14"W	67.02'
L-2	N 89°21'47"E	14.19'
L-3	S 30°13'01"E	71.60'



GRACE PRESBYTERY, INC
VOLUME 1425, PAGE 452
D.R.T.C.T.

HERITAGE GLEN ADDITION
CABINET A, SUDE 7119
P.R.T.C.T.

Fort Worth City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527

NORTH BEACH STREET VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD

RIGHT-OF-WAY ACQUISITION	CITY PROJECT NO. 01292
OWNER: JDI INVESTORS, L.P.	
SURVEY: C. C. WHYTE SURVEY, ABSTRACT NO. 1611	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 41,662 SQ.FT. OR 0.956 ACRES	
DATE: JULY 30, 2010	CADD FILE: NORTHBEACHDOCUMENTS.DWG
DRAWN BY: RK	SCALE: 1" = 100'
PAGE 1 OF 1	



VICINITY MAP
N.T.S.

CORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX, 76112 • 817-496-1424 FAX 817-496-1768

**NORTH BEACH STREET
VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD
CITY PROJECT No. 01292
TEMPORARY CONSTRUCTION EASEMENT
C. C. WHYTE SURVEY, ABSTRACT No. 1611
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a temporary construction easement situated in the C. C. Whyte Survey, Abstract No. 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of a acre tract of land described as Tract 1 deeded to JDI Investors, L.P. as recorded in County Clerk's File No. D201098098 of said Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

BEGINNING at to a 1/2 inch iron rod with cap stamped "Beasley RPLS 4050" found for the southeast corner of Lot 1, Block 2 of Heritage Glen Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 7119 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "Beasley RPLS 4050" being in the north line of said Tract 1, said 1/2 inch iron rod with cap stamped "Beasley RPLS 4050" also being the intersection of the existing west right-of-way line of North Beach Street (a variable width right-of-way) with the proposed west right-of-way line of said North Beach Street;

THENCE South 07 degrees 14 minutes 14 seconds East, with the proposed west right-of-way line of said North Beach Street, a distance of 67.02 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the beginning of a curve to the right having a radius of 1330.00 feet, a central angle of 07 degrees 40 minutes 17 seconds and whose chord bears South 03 degrees 50 minutes 08 seconds East, a chord distance of 177.94 feet;

THENCE with said curve to the right and with the proposed west right-of-way line of said North Beach Street, an arc length of 178.07 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner;

THENCE South 00 degrees 30 minutes 45 seconds East, with the proposed west right-of-way line of said North Beach Street, a distance of 899.93 feet to a point for corner, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the intersection of the proposed west right-of-way line of said North Beach Street with the south line of said Tract 1 and with the north line of a tract of land deeded to Grace Presbytery, Inc. as recorded in Volume 14225, Page 452 of the Deed Records of Tarrant County, Texas bears South 00 degrees 30 minutes 45 seconds East, a distance of 66.66 feet;

THENCE South 89 degrees 29 minutes 15 seconds West, a distance of 20.00 feet to a point for corner;

THENCE North 00 degrees 30 minutes 45 seconds West, a distance of 899.75 feet to a point for the beginning a curve to the left having a radius of 1310.00 feet, a central angle of 07 degrees 41 minutes 59 seconds and whose chord bears North 03 degrees 50 minutes 04 seconds West, a chord distance of 175.91 feet;

THENCE with said curve to the left, an arc length of 176.05 feet to a point for corner;

THENCE North 07 degrees 14 minutes 14 seconds West, a distance of 69.19 feet to a point for corner in the north line of said Tract 1, said point being in the south line of said Lot 1;

THENCE North 89 degrees 21 minutes 47 seconds East, with the north line of said Tract 1 and with the south line of said Lot 1, a distance of 20.13 feet to the **POINT OF BEGINNING**, and containing 22,900 square feet or 0.526 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone (4202), based on NGS Monument H-946 with a N=7,043,451.829 and E=2,325,972.486. Surface factor for this project = 1.00012. Distances and areas shown are surface.

Date: October 25, 2010


Richard Kennedy
Registered Professional Land Surveyor
No. 5527



EXHIBIT "B"

- NOTES:
- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
 - (2) BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, MAD-83, NORTH CENTRAL ZONE (4202) BASED ON NCS MONUMENT H-946 WITH A N=7,043,451,829 AND E=2,325,972,486. SURFACE FACTOR FOR THIS PROJECT = 1.00012. DISTANCES AND AREAS SHOWN ARE SURFACE.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	ARC
C-1	1330.00'	07°40'17"	S 03°50'08"E	177.94'	178.07'
C-2	1310.00'	07°41'59"	N 03°50'04"W	175.91'	176.05'

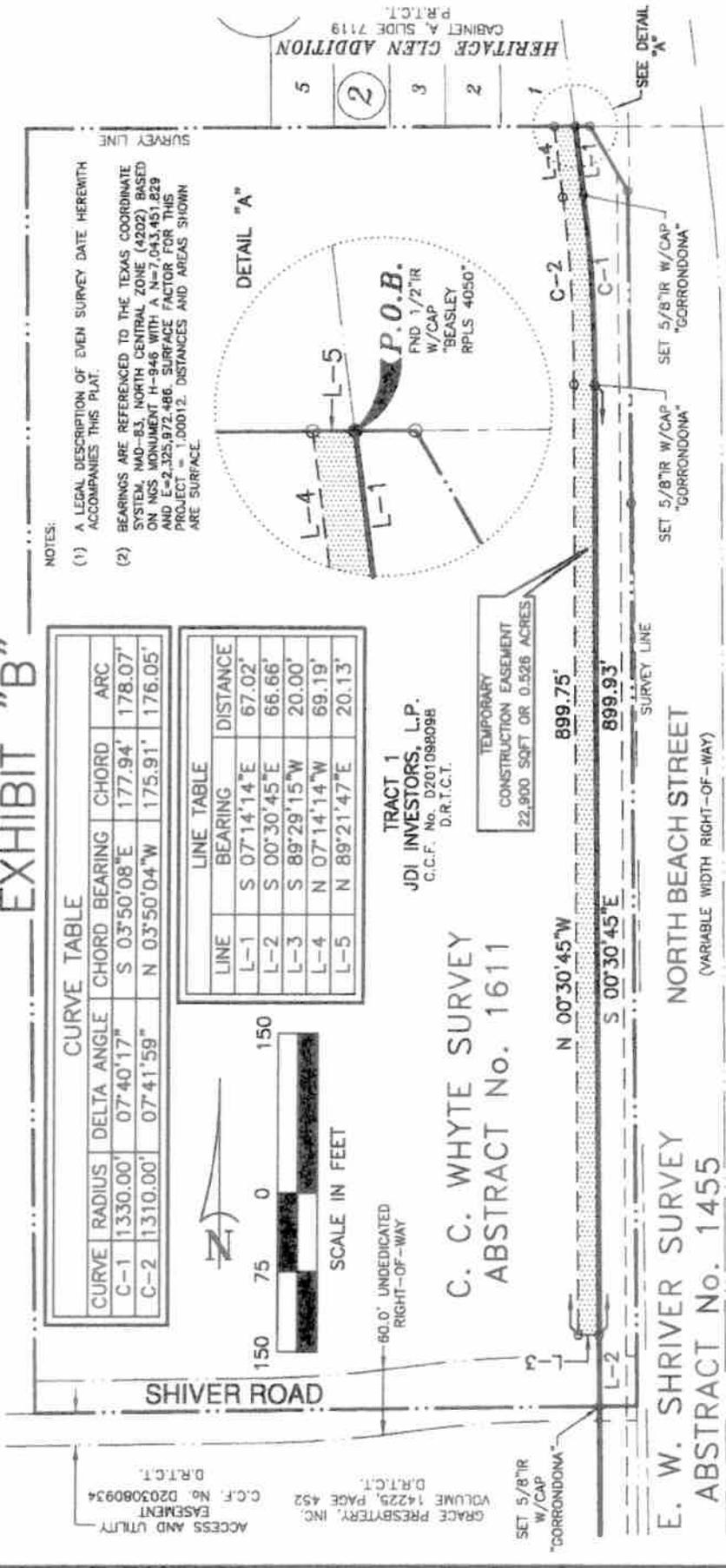
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 07°14'14"E	67.02'
L-2	S 00°30'45"E	66.66'
L-3	S 89°29'15"W	20.00'
L-4	N 07°14'14"W	69.19'
L-5	N 89°21'47"E	20.13'



TRACT 1
 JDI INVESTORS, L.P.
 C.C.F. No. D201088098
 D.R.I.C.T.

C. C. WHYTE SURVEY
 ABSTRACT No. 1611

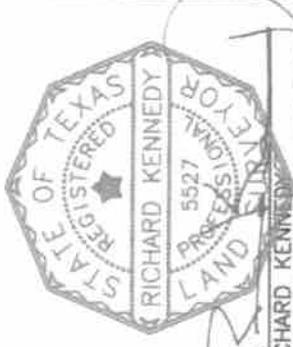
TEMPORARY
 CONSTRUCTION EASEMENT
 22,900 SQ.FT. OR 0.526 ACRES



Fort Worth City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

NORTH BEACH STREET VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD



TEMPORARY CONSTRUCTION EASEMENT	CITY PROJECT NO. 01292
OWNER: JDI INVESTORS, L.P.	
SURVEY: C. C. WHYTE SURVEY, ABSTRACT NO. 1611	
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS	
ACQUISITION AREA: 22,900 SQ.FT. OR 0.526 ACRES	
G&A JOB NO. D907-3723	DRAWN BY: JCE
DATE: OCTOBER 25, 2010	PAGE 1 OF 1
SCALE: 1" = 150'	
CADD FILE: NORTHBEACHDOCUMENTS.DWG	



E. W. SHRIVER SURVEY
 ABSTRACT No. 1455

**NORTH BEACH STREET
VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD
CITY PROJECT No. 01292
PERMANENT PEDESTRIAN ACCESS EASEMENT
C. C. WHYTE SURVEY, ABSTRACT No. 1611
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a permanent pedestrian access easement situated in the C. C. Whyte Survey, Abstract No. 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described as Tract 1 deeded to JDI Investors, L.P. as recorded in County Clerk's File No. D201098098 of said Deed Records of Tarrant County, Texas, said permanent pedestrian access easement being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of said Tract 1 and for the northeast corner of a 12.817 acre tract of land (by deed) deeded to Grace Presbytery, Inc. as recorded in Volume 14225, Page 452 of said Deed Records of Tarrant County, Texas, said point being in the existing west right-of-way line of North Beach Street (a variable width right-of-way); **THENCE** North 00 degrees 36 minutes 56 seconds West, with the east line of said Tract 1 and with the existing west right-of-way line of said North Beach Street, a distance of 46.36 feet to a point for corner in the existing north right-of-way line of Shiver Road (an undedicated 60.0' right-of-way); **THENCE** South 89 degrees 27 minutes 51 seconds West, with the existing north right-of-way line of said Shiver Road, a distance of 35.41 feet to the **POINT OF BEGINNING**, said point being in the proposed west right-of-way line of said North Beach Street;

THENCE South 89 degrees 27 minutes 51 seconds West, with the existing north right-of-way line of said Shiver Road, a distance of 20.00 feet to a point for corner;

THENCE North 44 degrees 27 minutes 51 seconds East, a distance of 28.30 feet to a point for corner in the proposed west right-of-way line of said North Beach Street;

THENCE South 00 degrees 30 minutes 45 seconds West, with the proposed west right-of-way line of said North Beach Street, a distance of 20.01 feet to the **POINT OF BEGINNING**, and containing 200 square feet or 0.005 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, North Central Zone (4202), based on NGS Monument H-946 with a N=7,043,451.829 and E=2,325,972.486. Surface factor for this project = 1.00012. Distances and areas shown are surface.

Revised September 5, 2012

Date: October 25, 2010

R K

Richard Kennedy
Registered Professional Land Surveyor
No. 5527

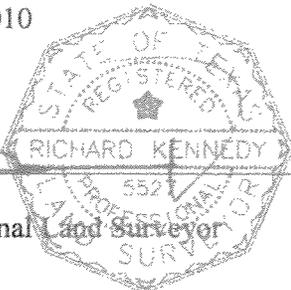


EXHIBIT "B"

TRACT 1
JDI INVESTORS, L.P.
C.C.F. No. D201098098
D.R.T.C.T.

PERMANENT PEDESTRIAN
ACCESS EASEMENT
200 SQ.FT. OR 0.005 ACRES

SHIVER ROAD
(60.0' UNDEDICATED)
(RIGHT-OF-WAY)

PROPOSED
RIGHT-OF-WAY

12.817 ACRES (BY DEED)
GRACE PRESBYTERY, INC.
VOLUME 14225, PAGE 452
D.R.T.C.T.

FND 5/8"IR

853.11'

N 00°36'56"W

N 00°36'56"W

46.36'

550.11'

S 00°36'56"E

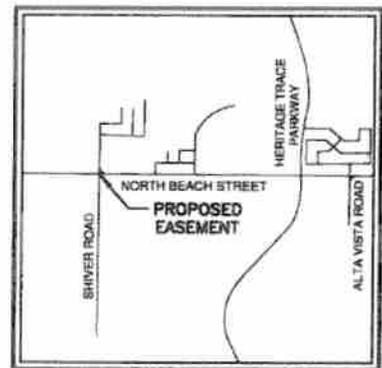
FND 1/2"IR W/CAP
"RPLS 1276"

NORTH BEACH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

SURVEY LINE

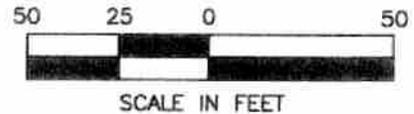
P.O.B.

P.O.C.



VICINITY MAP
N.T.S.

SHIVER ROAD
(50.0' RIGHT-OF-WAY)



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°27'51"W	35.41'
L-2	S 89°27'51"W	20.00'
L-3	N 44°27'51"E	28.30'
L-4	S 00°30'45"E	20.01'

NOTES:

- (1) A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
- (2) BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE (4202) BASED ON NGS MONUMENT H-946 WITH A N=7,043,451.829 AND E=2,325,972.486. SURFACE FACTOR FOR THIS PROJECT = 1.00012. DISTANCES AND AREAS SHOWN ARE SURFACE.

REVISED SEPTEMBER 5, 2012



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

NORTH BEACH STREET
VISTA MEADOWS DRIVE TO SOUTH OF SHIVER ROAD

PERMANENT PEDESTRIAN ACCESS EASEMENT | CITY PROJECT NO. 01292

OWNER: JDI INVESTORS, L.P.

SURVEY: C. C. WHYTE SURVEY, ABSTRACT NO. 1611

LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ACQUISITION AREA: 200 SQ.FT. OR 0.005 ACRES

G&A JOB NO. 0907-3723

DRAWN BY: RK

CADD FILE: NORTHBEACHEXHIBITS.DWG

DATE: OCTOBER 25, 2010

PAGE 1 OF 1

SCALE: 1" = 50'



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527