RANDOL MILL CULVERT IMPROVEMENTS
PARCEL No. 3 ROW
CITY PROJECT No. 00702
D.O.E. No. 5693
RANDOL MILL ROAD
JOSEPH C. DAVIS SURVEY, ABSTRACT No. 423
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

Being a 0.483 acre tract of land situated in the Joseph C. Davis Survey, Abstract No. 423, City of Fort Worth, Tarrant County, Texas, said 0.483 acre tract of land being a portion of a 134.5 acre tract of land (by deed) deeded to West Fork Partners, L.P. as recorded in County Clerk's File No. D210037958 of the Deed Records of Tarrant County, Texas, said 0.483 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 southwest corner of said 134.5 acre tract of land, said 1/2 inch iron rod being an angle point in the existing north right-of-way line of Randol Mill Road (a variable width right-of-way);

THENCE North 00 degrees 44 minutes 55 seconds West, with a westerly line of said 134.5 acre tract of land and with the existing north right-of-way line of said Randol Mill Road, passing at a distance of 33.47 feet a 1/2 inch iron rod with cap stamped "Halff & Assoc" found for the southeast corner of Lot 1, Block 1 of McGuffin Estate, an addition to the City of Fort Worth , Tarrant County, Texas as recorded in Cabinet A, Slide 7898 of the Plat Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "Halff & Assoc." being an angle point in the north right-of-way line of said Randol Mill Road, in all, a distance of 89.00 feet to a R.O.W. Marker set for corner in the proposed north right-of-way line of said Randol Mill Road, from which a 1/2 inch iron rod with cap stamped "Halff & Assoc" found for corner in the east line of said Lot 1 bears North 00 degrees 44 minutes 55 seconds West, a distance of 19.75 feet, said 1/2 inch iron rod with cap stamped "Halff & Assoc" being a corner in a westerly line of said 134.5 acre tract of land;

THENCE North 67 degrees 37 minutes 13 seconds East, with the proposed north right-of-way line of said Randol Mill Road, a distance of 161.42 feet to a right-of-way marker set for the beginning of a curve to the right having a radius of 814.97 feet, a central angle of 10 degrees 05 minutes 19 seconds and whose chord bears North 72 degrees 39 minutes 53 seconds East, a distance of 143.31 feet;

THENCE with said curve to the right and with the proposed north right-of-way line of said Randol Mill Road, an arc length of 143.50 feet to a right-of-way marker set for corner in an easterly line of said 134.5 acre tract of land, said R.O.W. Marker being in the west line of Lot 1, Block 1 of Rockin' River M Addition, an addition to the City of Fort Worth , Tarrant County, Texas as recorded in Cabinet A, Slide 11918 of said Plat Records of Tarrant County, Texas, from which a 1/2 inch iron rod with cap stamped "Halff & Assoc" found for corner in an easterly line of said 134.5 acre tract of land bears North 26 degrees 28 minutes 04 seconds East, a distance of 206.15 feet, said 1/2 inch iron rod with cap stamped "Halff & Assoc" being a corner in the west line of said Lot 1, Block 1 of Rockin' River M Addition;

THENCE South 26 degrees 28 minutes 04 seconds West, with an easterly line of said 134.5 acre tract of land, with a west line of said Lot 1, Block 1 of said Rockin' River M Addition, a distance of 94.73 feet to a 1/2 inch iron rod with cap stamped "Halff & Assoc" found for the most southerly southeast corner of said 134.5 acre tract of land, said 1/2 inch iron rod with cap stamped "Halff & Assoc" being the southwest corner of said Lot 1, Block 1 of said Rockin' River M Addition, said 1/2 inch iron rod with cap stamped "Halff & Assoc" being in the existing north right-of-way line of said Randol Mill Road, said 1/2 inch iron rod with cap stamped "Halff & Assoc" also being the beginning of a non-tangent curve to the left having a radius of 827.63 feet, a central angle of 09 degrees 57 minutes 03 seconds and whose chord bears South 68 degrees 13 minutes 51 seconds West, a distance of 143.56 feet;

THENCE with said non-tangent curve to the left, with the south line of said 134.5 are tract of land and with the existing north right-of-way line of said Randol Mill Road, an arc length of 143.74 feet to a point for corner;

THENCE South 63 degrees 15 minutes 22 seconds West, with the south line of said 134.5 acre tract of land and with the existing north right-of-way line of said Randol Mill Road, a distance of 122.46 feet to the **POINT OF BEGINNING**, and containing 21,050 square feet or 0.483 acres of land, more or less.

Notes:

(1) A plat of even date herewith accompanies this legal description.

(2) Right-of-way markers along proposed right-of-way line are 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: December 21, 2011

Curtis Smith
Registered Professional Land Surveyor
No. 5494

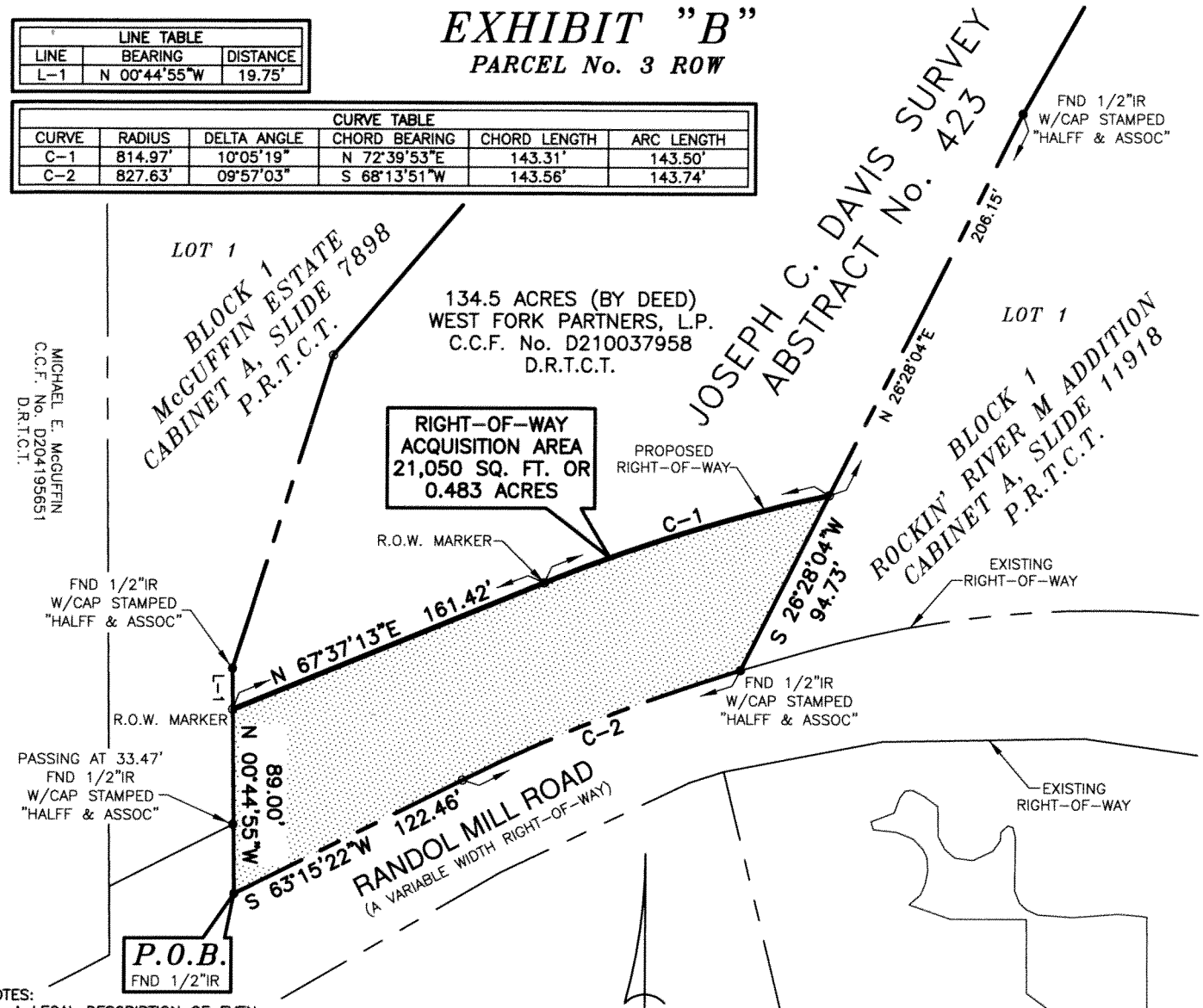
STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"

PARCEL No. 3 ROW

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°44'55"W	19.75'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	814.97'	10°05'19"	N 72°39'53"E	143.31'	143.50'
C-2	827.63'	09°57'03"	S 68°13'51"W	143.56'	143.74'



NOTES:

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

FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF A
134.5 ACRE TRACT OF LAND
SITUATED IN THE
JOSEPH C. DAVIS SURVEY, ABSTRACT No. 423
AS RECORDED IN
COUNTY CLERK'S FILE No. D210037958
DEED RECORDS OF TARRANT COUNTY, TEXAS

PROJECT: RANDOL MILL CULVERT IMPROVEMENTS		
CITY PROJ. No. 00702	D.O.E. No. 5693	
ACQUISITION AREA: 21,050 SQUARE FEET OR 0.483 ACRES		
JOB NO. DUNA1004.00	DRAWN BY: DP	CAD FILE: 3678-EMT.dwg
DATE: DECEMBER 21, 2011	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 80'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494

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