

**EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 5 TE
CITY PROJECT No. 00142
1224 SOUTH AYERS AVENUE
LOT 4, BLOCK R-F, HALLBROOK ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a temporary construction easement out of Lot 4, Block R-F of Hallbrook Addition, and addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-114, Page 523 of the Plat Records of Tarrant County, Texas, said Lot 4 being deeded to Majid Hemasi and Fatemeh Sadar Bassampour as recorded in Volume 13089, Page 342 of the Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described as follows:

COMMENCING at a 3/4 inch iron rod found for the southeast corner of said Lot 4, said 3/4 inch iron rod being the intersection of the existing northerly right-of-way line of Avenue F (a 60.0' right-of-way) with the existing west right-of-way line of Ayers Avenue (a variable width right-of-way); **THENCE** North 01 degrees 38 minutes 30 seconds East, with the east line of said Lot 4 and with the existing west right-of-way line of said Ayers Avenue, a distance of 64.11 feet to a R.O.W. marker set for the **POINT OF BEGINNING** of the herein described temporary construction easement, said R.O.W. marker being the intersection of the existing west right-of-way line of said Ayers Avenue with the proposed northerly right-of-way line of said Avenue F, said R.O.W. marker also being the beginning of a non-tangent curve to the right having a radius of 59.50 feet, a central angle of 23 degrees 36 minutes 08 seconds, and whose chord bears South 37 degrees 21 minutes 37 seconds West, a distance of 24.34 feet;

THENCE with said non-tangent curve to the right and with the proposed northerly right-of-way line of said Avenue F, an arc length of 24.51 feet to an "X" set in concrete for corner;

THENCE South 49 degrees 09 minutes 41 seconds West, with the proposed northerly right-of-way of said Avenue F, a distance of 18.38 feet to an "X" set in concrete for the beginning of a curve to the right having a radius of 51.50 feet, a central angle of 38 degrees 18 minutes 48 seconds, and whose chord bears South 68 degrees 19 minutes 05 seconds West, a distance of 33.80 feet;

THENCE with said curve to the right and with the proposed northerly right-of-way line of said Avenue F, an arc length of 34.44 feet to an "X" set in concrete for the beginning of a compound curve to the right having a radius of 486.50 feet, a central angle of 09 degrees 44 minutes 50 seconds, and whose chord bears North 87 degrees 39 minutes 06 seconds West, a distance of 82.66 feet;

THENCE with said compound curve to the right and with the proposed northerly right-of-way line of said Avenue F, an arc length of 82.76 feet to an "X" set in concrete for corner;

- THENCE** North 82 degrees 46 minutes 41 seconds West, with the proposed northerly right-of-way line of said Avenue F, a distance of 7.76 feet to a survey nail with washer stamped "GORRONDONA" set for corner in the west line of said Lot 4, said survey nail with washer stamped "GORRONDONA" being in the east line of Lot 1 of said Block R-F, from which an "X" in concrete found for the southwest corner of said Lot 4 bears South 01 degrees 38 minutes 30 seconds West, a distance of 4.72 feet, said "X" in concrete being the most southerly southeast corner of said Lot 1;
- THENCE** North 01 degrees 38 minutes 30 seconds East, with the west line of said Lot 4 and with the east line of said Lot 1, a distance of 10.13 feet to a point for the beginning of a non-tangent curve to the left having a radius of 476.50 feet, a central angle of 10 degrees 47 minutes 56 seconds, and whose chord bears South 87 degrees 07 minutes 33 seconds East, a distance of 89.68 feet;
- THENCE** with said non-tangent curve to the left, an arc length of 89.81 feet to a point for the beginning of a compound curve to the left having a radius of 41.50 feet, a central angle of 38 degrees 18 minutes 48 seconds, and whose chord bears North 68 degrees 19 minutes 05 seconds East, a distance of 27.24 feet;
- THENCE** with said compound curve to the left, an arc length of 27.75 feet to a point for corner;
- THENCE** North 49 degrees 09 minutes 41 seconds East, a distance of 18.38 feet to a point for the beginning of a curve to the left having a radius of 49.50 feet, a central angle of 33 degrees 13 minutes 01 seconds, and whose chord bears North 32 degrees 33 minutes 10 seconds East, a distance of 28.30 feet;
- THENCE** with said curve to the left, an arc length of 28.70 feet to a point for corner;
- THENCE** North 15 degrees 56 minutes 40 seconds East, a distance of 26.01 feet to a point for corner in the east line of said Lot 4, said point being in the existing west right-of-way line of said Ayers Avenue;
- THENCE** South 01 degrees 38 minutes 30 seconds West, with the east line of said Lot 4 and with the existing west right-of-way line of said Ayers Avenue, a distance of 37.10 feet to the **POINT OF BEGINNING**, and containing 1,781 square feet or 0.041 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. 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: May 9, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494

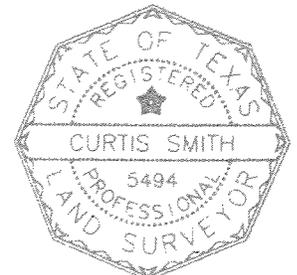


EXHIBIT "B"

PARCEL No. 5 TE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 49°09'41"W	18.38'
L-2	N 82°46'41"W	7.76'
L-3	N 01°38'30"E	10.13'
L-4	N 49°09'41"E	18.38'
L-5	N 15°56'40"E	26.01'
L-6	S 01°38'30"W	37.10'

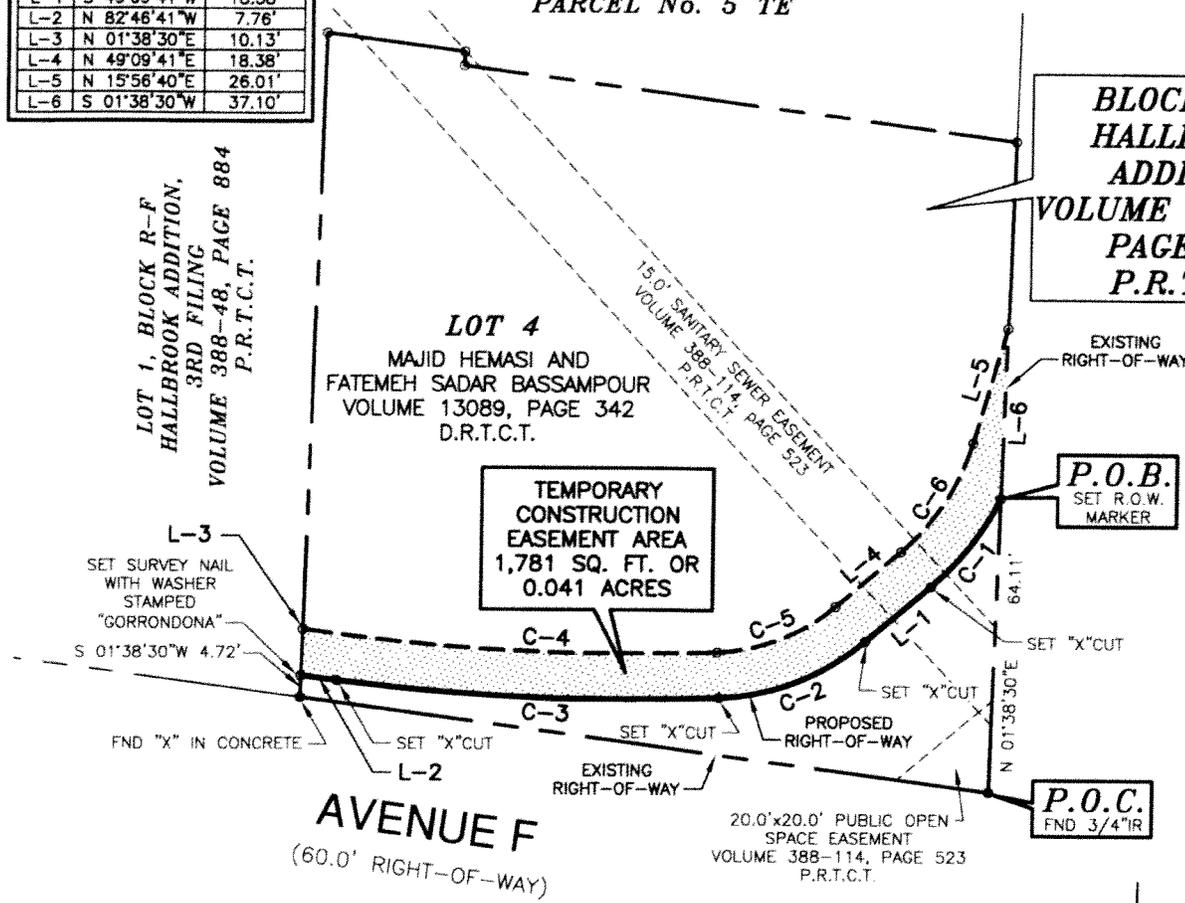
**LOT 1, BLOCK R-F
HALLBROOK ADDITION,
3RD FILING
VOLUME 388-48, PAGE 884
P.R.T.C.T.**

**BLOCK R-F
HALLBROOK
ADDITION
VOLUME 388-114,
PAGE 523
P.R.T.C.T.**

LOT 4
 MAJID HEMASI AND
 FATEMEH SADAR BASSAMPOUR
 VOLUME 13089, PAGE 342
 D.R.T.C.T.

**TEMPORARY
CONSTRUCTION
EASEMENT AREA
1,781 SQ. FT. OR
0.041 ACRES**

AYERS AVENUE
 (VARIABLE WIDTH RIGHT-OF-WAY)



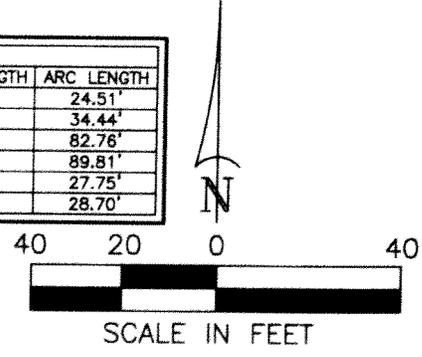
AVENUE F
 (60.0' RIGHT-OF-WAY)

20.0'x20.0' PUBLIC OPEN
 SPACE EASEMENT
 VOLUME 388-114, PAGE 523
 P.R.T.C.T.

- NOTES:**
- A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT
 - ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	
C-1	59.50'	23°36'08"	S 37°21'37"W	24.34'	24.51'	
C-2	51.50'	38°18'48"	S 68°19'05"W	33.80'	34.44'	
C-3	486.50'	09°44'50"	N 87°39'06"W	82.66'	82.76'	
C-4	476.50'	10°47'56"	S 87°07'33"E	89.68'	89.81'	
C-5	41.50'	38°18'48"	N 68°19'05"E	27.24'	27.75'	
C-6	49.50'	33°13'01"	N 32°33'10"E	28.30'	28.70'	

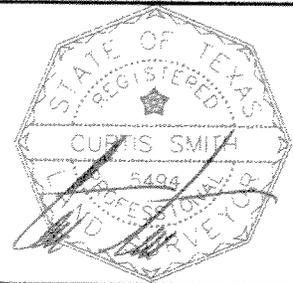
NOTE:
 ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
 A
 TEMPORARY CONSTRUCTION EASEMENT
 OUT OF
 LOT 4, BLOCK R-F
 OF
 HALLBROOK ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AS RECORDED IN
 VOLUME 388-114, PAGE 523
 PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: EAST ROSEDALE STREET IMPROVEMENTS	CITY PROJ. No. 00142
ACQUISITION AREA: 1,781 SQUARE FEET OR 0.041 ACRES	
JOB NO. FNI_1201.00	DRAWN BY: SMP
DATE: MAY 9, 2012	EXHIBIT B PAGE 1 OF 1
	CAD FILE: FNI_1201.00_5TE.DWG
	SCALE: 1" = 40'

CURTIS SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5494

**EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 5
CITY PROJECT No. 00142
1224 SOUTH AYERS AVENUE
LOT 4, BLOCK R-F, HALLBROOK ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

EXHIBIT "A"

Being a 0.056 acre tract of land out of Lot 4, Block R-F of Hallbrook Addition, and addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-114, Page 523 of the Plat Records of Tarrant County, Texas, said Lot 4 being deeded to Majid Hemasi and Fatemeh Sadar Bassampour as recorded in Volume 13089, Page 342 of the Deed Records of Tarrant County, Texas, said 0.056 acre tract of land being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for the southeast corner of said Lot 4, said 3/4 inch iron rod being the intersection of the existing northerly right-of-way line of Avenue F (a 60.0' right-of-way) with the existing west right-of-way line of Ayers Avenue (a variable width right-of-way);

THENCE North 82 degrees 23 minutes 00 seconds West, with the existing northerly right-of-way line of said Avenue F and with the southerly line of said Lot 4, a distance of 150.00 feet to a "X" in concrete found for the southwest corner of said Lot 4, said "X" in concrete being the most southerly southeast corner of Lot 1, Block R-F of Hallbrook Addition, 3rd Filing as recorded in Volume 388-48, Page 884 of said Plat Records of Tarrant County, Texas;

THENCE North 01 degrees 38 minutes 30 seconds East, with the west line of said Lot 4 and with the east line of said Lot 1, a distance of 4.72 feet to a survey nail with washer stamped "GORRONDONA" set in asphalt for corner in the proposed northerly right-of-way line of said Avenue F;

THENCE South 82 degrees 46 minutes 41 seconds East, with the proposed northerly right-of-way line of said Avenue F, a distance of 7.76 feet to an "X" set in concrete for the beginning of a curve to the left having a radius of 486.50 feet, a central angle of 09 degrees 44 minutes 50 seconds, and whose chord bears South 87 degrees 39 minutes 06 seconds East, a distance of 82.66 feet;

THENCE with said curve to the left and with the proposed northerly right-of-way line of said Avenue F, an arc length of 82.76 feet to an "X" set in concrete for the beginning of a compound curve to the left having a radius of 51.50 feet, a central angle of 38 degrees 18 minutes 48 seconds, and whose chord bears North 68 degrees 19 minutes 05 seconds East, a distance of 33.80 feet;

THENCE with said compound curve to the left and with the proposed northerly right-of-way line of said Avenue F, an arc length of 34.44 feet to an "X" set in concrete for corner;

THENCE North 49 degrees 09 minutes 41 seconds East, with the proposed northerly right of way line of said Avenue F, a distance of 18.38 feet to an "X" set in concrete for the beginning of a curve to the left having a radius of 59.50 feet, a central angle of 23 degrees 36 minutes 08 seconds, and whose chord bears North 37 degrees 21 minutes 37 seconds East, a distance of 24.34 feet;

THENCE with said curve to the left and with the proposed northerly right-of-way line of said Avenue F, an arc length of 24.51 feet to a R.O.W. marker set in the east line of said Lot 4, said R.O.W. marker being the intersection of the proposed northerly right-of-way line of said Avenue F with the existing west right-of-way line of said Ayers Avenue;

THENCE South 01 degrees 38 minutes 30 seconds West, with the east line of said Lot 4 and with the existing west right-of-way line of said Ayers Avenue, a distance of 64.11 feet to **THE POINT OF BEGINNING**, and containing 2,455 square feet or 0.056 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. 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: May 1, 2012



Curtis Smith
Registered Professional Land Surveyor
No. 5494

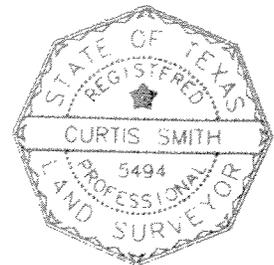


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PARCEL No. 5

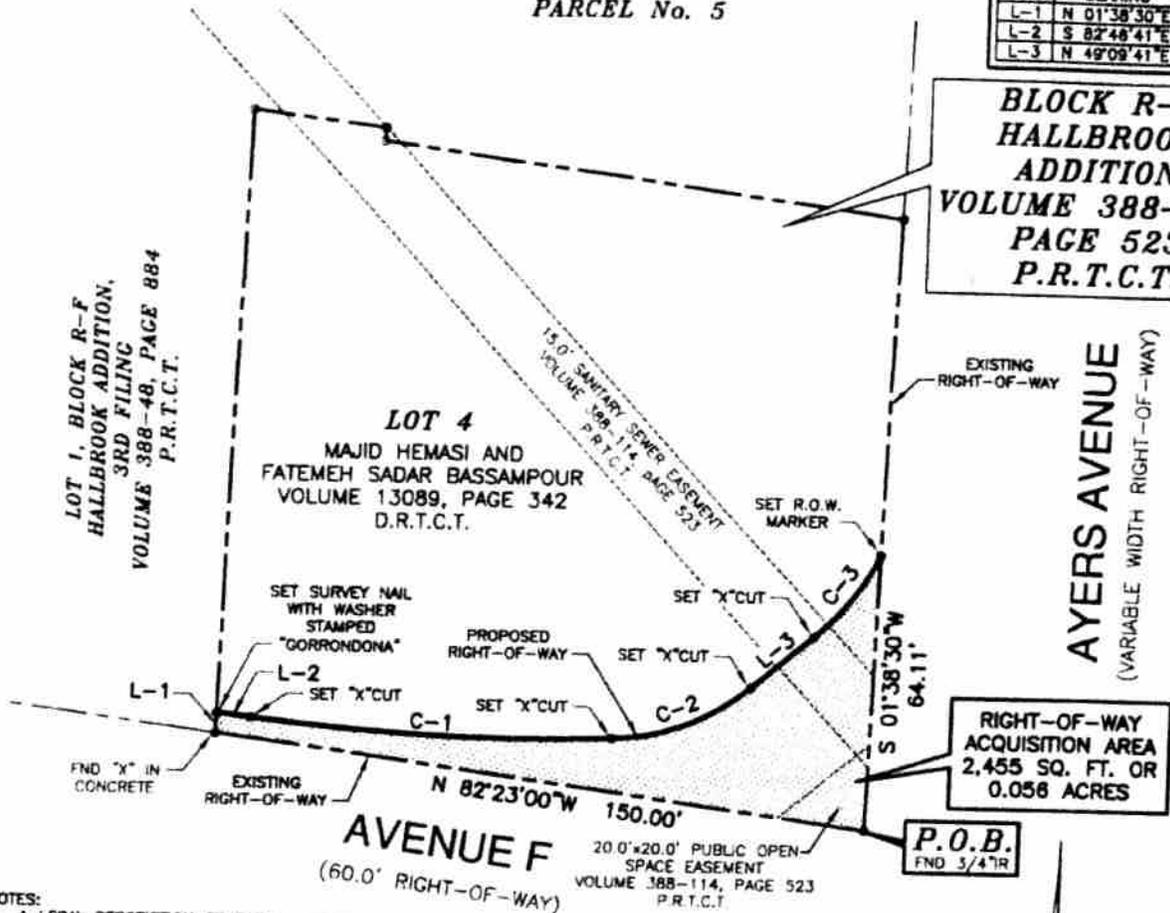
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**BLOCK R-F
HALLBROOK
ADDITION
VOLUME 388-114,
PAGE 523
P.R.T.C.T.**

LOT 1, BLOCK R-F
HALLBROOK ADDITION,
3RD FILING
VOLUME 388-48, PAGE 884
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LOT 4
MAJID HEMASI AND
FATEMEH SADAR BASSAMPOUR
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D.R.T.C.T.

AYERS AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

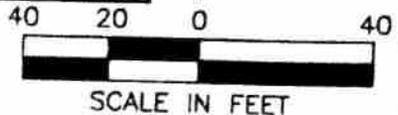


RIGHT-OF-WAY
ACQUISITION AREA
2,455 SQ. FT. OR
0.056 ACRES

- NOTES:
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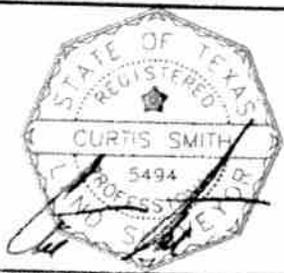
NOTE:
ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202. ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF
LOT 4, BLOCK R-F
OF
HALLBROOK ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 388-114, PAGE 523
PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: EAST ROSEDALE STREET IMPROVEMENTS	CITY PROJ. No. 00142
ACQUISITION AREA: 2,455 SQUARE FEET OR 0.056 ACRES	
JOB NO. FNL_1201.00	DRAWN BY: SMP
DATE: MAY 1, 2012	EXHIBIT B PAGE 1 OF 1
	CAD FILE: FNL_1201.00_SROW.DWG
	SCALE: 1" = 40'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494