OLD DECATUR ROAD – McLEROY BLVD TO WJ BOAZ ROAD
PARCEL No. 1
CITY PROJECT No. 01749
OLD DECATUR ROAD
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT No. 1849

EXHIBIT "A"

Being a 0.219 acre tract of land situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas, said 0.219 acre tract of land being a portion of the remainder of a 7.5738 acre tract of land (by deed) deeded to 607 Joint Venture as recorded in County Clerk's File No. D211184330 of the Deed Records of Tarrant County, Texas, said 0.219 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of Lot 1, Block 1 of 7-Eleven/Old Decatur Road Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in County Clerk's File No. D211144557 of the Plat Records of Tarrant County, Texas, from which a 1/2 inch iron rod with cap stamped "Votex RPLS 4813" found for reference bears North 86 degrees 04 minutes 39 seconds East, a distance of 0.53 feet; THENCE North 89 degrees 18 minutes 45 seconds East, with the south line of said Lot 1, a distance of 212.77 feet to a R.O.W. marker set for the **POINT OF BEGINNING** of the herein described 0.219 acre tract of land, said R.O.W. Marker being in the proposed westerly right-of-way line of Old Decatur Road (a variable width right-of-way);

THENCE North 89 degrees 18 minutes 45 seconds East, with the south line of said Lot 1, passing at a distance of 2.03 feet, a point for the southeast corner of said Lot 1, said point being the southwest corner of a Right-of-Way Dedication as recorded in County Clerk's File No. D211144557 of said Plat Records of Tarrant County, Texas, said point being an angle point in the existing westerly right-of-way line of said Old Decatur Road, from which a 1/2 inch iron rod with cap stamped "Votex RPLS 4813" found for reference bears South 66 degrees 41 minutes 28 seconds East, a distance of 0.41 feet, in all, a distance of 33.09 feet to a point for the southeast corner of said Right-of-Way Dedication, said point being in the easterly line of said 7.5738 acre tract of land, said point also being an angle point in the existing westerly right-of-way line of said Old Decatur Road, from which a 5/8 inch iron rod found for the northeast corner of said Right-of-Way Dedication bears North 15 degrees 25 minutes 54 seconds West, a distance of 169.90 feet, said 5/8 inch iron rod being in the easterly line of said 7.5738 acre tract of land;

THENCE South 15 degrees 25 minutes 54 seconds East, with the easterly line of said 7.5738 acre tract of land and with the existing westerly right-of-way line of said Old Decatur Road, a distance of 297.68 feet to a point for the southeast corner of said 7.5738 acre tract of land, said point being the northeast corner of a 34.120 acre tract of land (by deed) deeded to Minerva Partners, Ltd. as recorded in County Clerk's File No. D203472554 of said Deed Records of Tarrant County, Texas;

THENCE South 89 degrees 48 minutes 31 seconds West, with the south line of said 7.5738 acre tract of land and with the north line of said 34.120 acre tract of land, a distance of 33.17 feet to a R.O.W. marker set for corner in the proposed westerly right-of-way line of said Old Decatur Road;

THENCE North 15 degrees 25 minutes 54 seconds West, with the proposed westerly right-of-way line of said Old Decatur Road, a distance of 297.38 feet to the **POINT OF BEGINNING** and containing 9,521 square feet or 0.219 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 a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) 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.

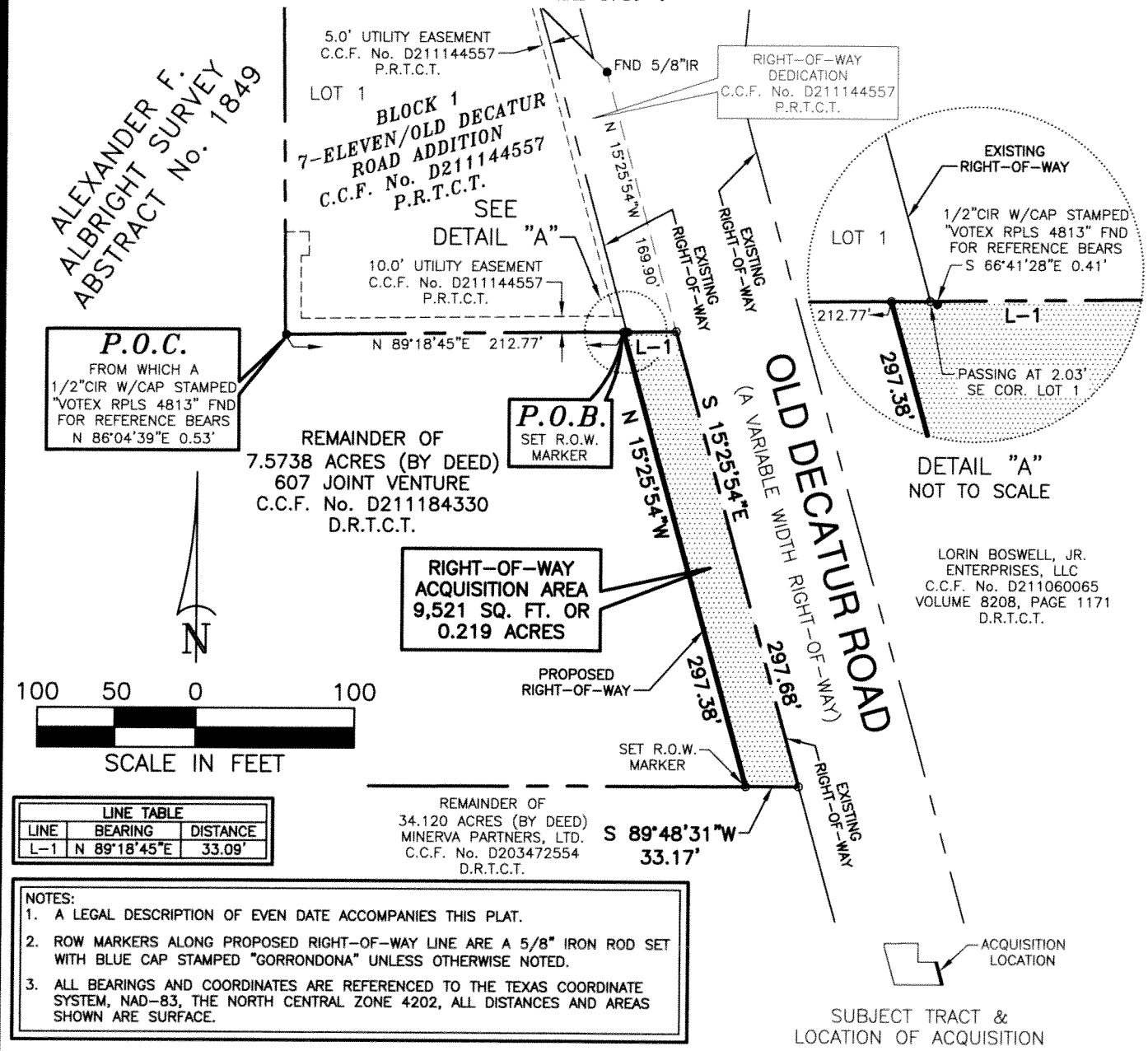
Date: October 11, 2012

Curtis Smith
Registered Professional Land Surveyor
No. 5494

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"

PARCEL No. 1



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°18'45"E	33.09'

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. 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.

FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF A
7.5738 ACRE TRACT OF LAND
SITUATED IN THE
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT No. 1849
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
C.C.F. No. D211184330
DEED RECORDS OF TARRANT COUNTY, TEXAS

PROJECT: OLD DECATUR ROAD-McLEROY BLVD TO WJ BOAZ ROAD		CITY PROJ. No. 01749
ACQUISITION AREA: 9,521 SQUARE FEET OR 0.219 ACRES		
JOB No. KHA_1208.00	DRAWN BY: JPH	CAD FILE: 01.dwg
DATE: OCTOBER 11, 2012	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 100'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM NO. 10106900

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