

OLD DECATUR ROAD – McLEROY BLVD TO WJ BOAZ ROAD
PARCEL No. 3
CITY PROJECT No. 01749
OLD DECATUR ROAD
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT No. 1849

EXHIBIT “A”

Being a 0.640 acre tract of land situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Fort Worth, Tarrant County, Texas, said 0.640 acre tract of land being a portion of the remainder of a 9.5674 acre tract of land (by deed) being further described as Parcel No. 5 deeded to Harvey 607 Limited Partnership as recorded in County Clerk’s File No. D212123650 of the Deed Records of Tarrant County, Texas and being further described in Volume 14844, Page 465 of said Deed Records of Tarrant County, Texas, said 0.640 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped “RPLS 1640” found for the most northerly northeast corner of a Right-of-Way Dedication as recorded in Cabinet A, Slide 8066 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap stamped “RPLS 1640” being in the east line of said 9.5674 acre tract of land, said 5/8 inch iron rod with cap stamped “RPLS 1640” also being an angle point in the existing west right-of-way line of Old Decatur Road (a variable width right-of-way);

THENCE South 44 degrees 21 minutes 30 seconds West, with the north line of said Right-of-Way Dedication and with the existing west right-of-way line of said Old Decatur Road, passing at a distance of 8.37 feet, a point for the most northerly northeast corner of Lot 25, Block 23 of Parkview Hills, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 8066 of said Plat Records of Tarrant County, Texas, said point being the most southerly northeast corner of said Right-of-Way Dedication, in all, a distance of 44.68 feet to a R.O.W. marker set for corner in the proposed west right-of-way line of said Old Decatur Road, said R.O.W. marker being in the north line of said Lot 25;

THENCE North 00 degrees 45 minutes 54 seconds West, with the proposed west right-of-way line of said Old Decatur Road, a distance of 647.56 feet to a R.O.W. marker set for corner in the north line of said 9.5674 acre tract of land, said R.O.W. marker being in the south line of a Right-of-Way Dedication as recorded in Cabinet A, Slide 11778 of said Plat Records of Tarrant County, Texas, said R.O.W. marker being in the existing west right-of-way line of said Old Decatur Road, from which a 5/8 inch iron rod found for the northwest corner of said 9.5674 acre tract of land bears South 89 degrees 53 minutes 25 seconds West, a distance of 569.75 feet, said 5/8 inch iron rod being in the south line of Lot 1, Block 1 of Enclave Addition, an addition to Tarrant County, Texas as recorded in Cabinet A, Slide 11778 of said Plat Records of Tarrant County, Texas, said 5/8 inch iron rod also being the northeast corner of Block 23 of Parkview Hills, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 12588 of said Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 53 minutes 25 seconds East, with the north line of said 9.5674 acre tract of land, with the south line of said Right-of-Way Dedication and with the existing west right-of-way line of said Old Decatur Road, passing at a distance of 30.25 feet, a 1/2 inch iron rod found for reference, in all, a distance of 54.66 feet to a point for the northeast corner of said 9.5674 acre tract of land, said point being and interior ell corner in the existing west right-of-way line of said Old Decatur Road;

THENCE South 00 degrees 54 minutes 20 seconds East, with the east line of said 9.5674 acre tract of land and with the existing west right-of-way line of said Old Decatur Road, a distance of 338.57 feet to a point for an exterior ell corner in the east line of said 9.5674 acre tract of land, said point being an interior ell corner in the existing west right-of-way line of said Old Decatur Road;

THENCE North 89 degrees 11 minutes 50 seconds West, with the east line of said 9.5674 acre tract of land and with the existing west right-of-way line of said Old Decatur Road, a distance of 24.20 feet to a 1/2 inch iron rod found for an interior ell corner in the east line of said 9.5674 acre tract of land, said 1/2 inch iron rod being an exterior ell corner in the existing west right-of-way line of said Old Decatur Road;

THENCE South 00 degrees 50 minutes 25 seconds East, with the east line of said 9.5674 acre tract of land and with the existing west right-of-way line of said Old Decatur Road, a distance of 277.51 feet to the **POINT OF BEGINNING** and containing 27,870 square feet or 0.640 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

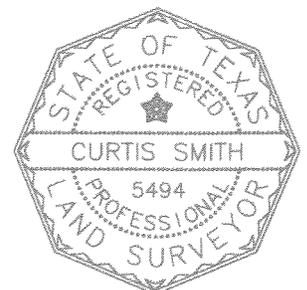
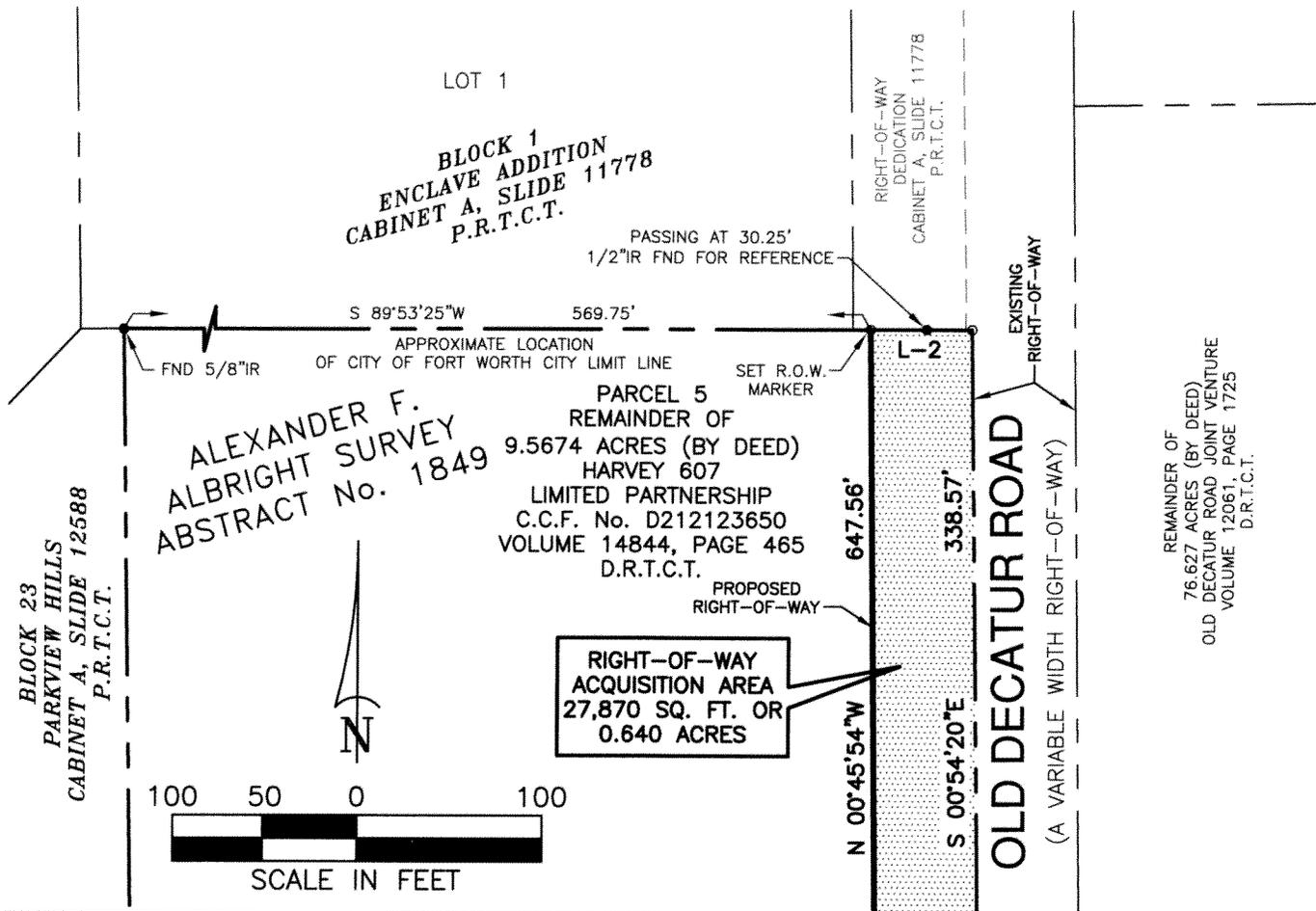


EXHIBIT "B"

PARCEL No. 3



MATCHLINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	N 89°53'25"E	54.66'

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.



ACQUISITION LOCATION

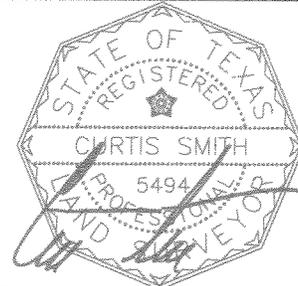
SUBJECT TRACT & LOCATION OF ACQUISITION



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF A
9.5674 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. D212123650 AND VOLUME 14844, PAGE 465
DEED RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: OLD DECATUR ROAD-McLEROY BLVD TO WJ BOAZ ROAD CITY PROJ. No. 01749
ACQUISITION AREA: 27,870 SQUARE FEET OR 0.640 ACRES

JOB No. KHA_1208.00 DRAWN BY: JPH CAD FILE: 03.dwg

DATE: OCTOBER 11, 2012 EXHIBIT B PAGE 2 OF 2 SCALE: 1" = 100'

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