

**OLD DECATUR ROAD – McLEROY BLVD TO WJ BOAZ ROAD  
PARCEL No. 19 PE  
CITY PROJECT No. 01749  
N. OLD DECATUR ROAD  
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT No. 1849**

**EXHIBIT “A”**

Being a permanent drainage easement situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said permanent drainage easement being a portion of the remainder of a 76.627 acre tract of land (by deed) deeded to Old Decatur Road Joint Venture as recorded in Volume 12061, Page 1725 of the Deed Records of Tarrant County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for an angle point in the north line of a 3.073 acre tract of land (by deed) deeded to the City of Saginaw as recorded in Volume 12570, Page 2316 of said Deed Records of Tarrant County, Texas, said 1/2 inch iron rod being an angle point in the existing north right-of-way line of McLeroy Boulevard (a variable width right-of-way), from which a 1/2 inch iron rod found for an angle point in the north line of said 3.073 acre tract of land bears North 89 degrees 25 minutes 58 seconds East, a distance of 250.00 feet, said 1/2 inch iron rod being an angle point in the existing north right-of-way line of said McLeroy Boulevard; **THENCE** North 46 degrees 51 minutes 17 seconds West, with the north line of said 3.073 acre tract of land and with the existing north right-of-way line of said McLeroy Boulevard, a distance of 8.68 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement;

**THENCE** North 46 degrees 51 minutes 17 seconds West, with the north line of said 3.073 acre tract of land and with the existing north right-of-way line of said McLeroy Boulevard, a distance of 33.53 feet to a point for the northwest corner of said 3.073 acre tract of land, said point being in the east line of a 2.52 acre tract of land (by deed) deeded to the City of Saginaw as recorded in Volume 9550, Page 855 of said Deed Records of Tarrant County, Texas, said point being the intersection of the existing north right-of-way line of said McLeroy Boulevard with the existing east right-of-way line of Old Decatur Road (a variable width right-of-way), said point also being the beginning of a non-tangent curve to the right having a radius of 1040.00 feet, a central angle of 00 degrees 52 minutes 19 seconds, and whose chord bears North 03 degrees 32 minutes 50 seconds West, a distance of 15.83 feet;

**THENCE** with said non-tangent curve to the right, with the east line of said 2.52 acre tract of land and with the existing east right-of-way line of said Old Decatur Road, an arc length of 15.83 feet to a point for corner;

**THENCE** North 89 degrees 23 minutes 11 seconds East, a distance of 25.02 feet to a point for corner;

**THENCE** South 00 degrees 36 minutes 49 seconds East, a distance of 38.99 feet to the **POINT OF BEGINNING** and containing 670 square feet or 0.015 acres of land, more or less.

**Notes:**

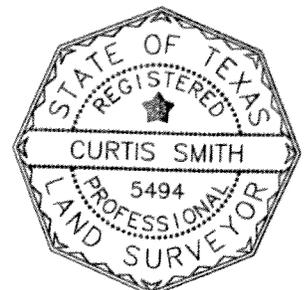
- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: October 11, 2012



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Curtis Smith  
Registered Professional Land Surveyor  
No. 5494



# EXHIBIT "B"

PARCEL No. 19 PE

OLD DECATUR ROAD  
(A VARIABLE WIDTH RIGHT-OF-WAY)

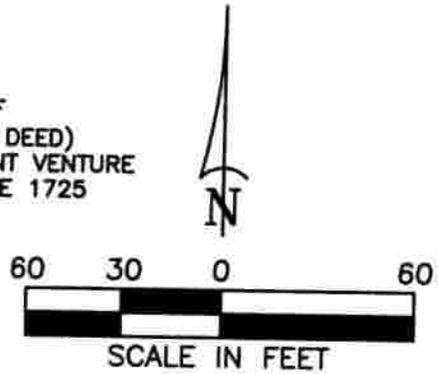
2.52 ACRES (BY DEED)  
CITY OF SAGINAW  
VOLUME 9550, PAGE 855  
D.R.T.C.T.

EXISTING  
RIGHT-OF-WAY

ALEXANDER F.  
ALBRIGHT SURVEY  
ABSTRACT No. 1849

REMAINDER OF  
76.627 ACRES (BY DEED)  
OLD DECATUR ROAD JOINT VENTURE  
VOLUME 12061, PAGE 1725  
D.R.T.C.T.

PERMANENT DRAINAGE  
EASEMENT AREA  
670 SQ. FT. OR  
0.015 ACRES



P.O.B.

P.O.C.  
FND 1/27R

N 89°25'58"E 250.00' FND 1/27R

3.073 ACRES (BY DEED)  
CITY OF SAGINAW  
VOLUME 12570, PAGE 2316  
D.R.T.C.T.

EXISTING  
RIGHT-OF-WAY

McLEROY BOULEVARD

(A VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 48°51'17"W	8.68'
L-2	N 48°51'17"W	33.53'
L-3	N 89°23'11"E	25.02'
L-4	S 00°36'49"E	38.99'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1040.00'	00°52'19"	N 03°32'50"W	15.83'	15.83'

- 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.

EXISTING  
RIGHT-OF-WAY 1.292 ACRES (BY DEED)  
CITY OF SAGINAW  
VOLUME 12637, PAGE 1369  
D.R.T.C.T.

REMAINDER OF  
56.928 ACRES (BY DEED)  
LORIN BOSWELL, JR.  
ENTERPRISES, LLC  
LORETTA GAYLE (BOSWELL)  
C.C.F. No. D211050065  
VOLUME 9053, PAGE 1985  
D.R.T.C.T.



SUBJECT TRACT &  
LOCATION OF ACQUISITION



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
A  
PERMANENT DRAINAGE EASEMENT  
OUT OF A  
76.627 ACRE TRACT OF LAND  
SITUATED IN THE  
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT No. 1849  
CITY OF SAGINAW, TARRANT COUNTY, TEXAS  
AS RECORDED IN  
VOLUME 12061, PAGE 1725  
DEED RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: OLD DECATUR ROAD-McLEROY BLVD TO WJ BOAZ ROAD CITY PROJ. No. 01749  
ACQUISITION AREA: 670 SQUARE FEET OR 0.015 ACRES

JOB No. KHA\_1208.00 DRAWN BY: JPH CAD FILE: 19\_PE.dwg  
DATE: OCTOBER 11, 2012 EXHIBIT B PAGE 1 OF 1 SCALE: 1" = 60'

CURTIS SMITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5494 TEXAS FIRM NO. 10108900