

**Golden Triangle Boulevard from I-35W to U.S. Highway No. 377  
Parcel No. 29 ROW CONVEYANCE  
Golden Triangle Boulevard  
William McCowan Survey, Abstract No. 999**

**Exhibit "A"**

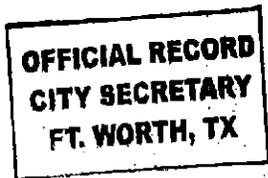
**Exhibit "A"**

Being a 1.537 acre tract of land out of the William McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas and being a portion of a 3.241 acre tract of land (by deed) deeded to Tarrant County Highway Department for Right-of-Way Easement as recorded in Volume 5529, Page 17 of the Deed Records of Tarrant County, Texas, and being a portion a of a 0.074 acre tract of land (by deed) deeded to Tarrant County Highway Department for Right-of-Way Easement as recorded in Volume 5529, Page 12 of said Deed Records of Tarrant County, Texas, said 1.537 acre tract of land being a portion of Golden Triangle Boulevard (a 120' right-of-way) and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the southeast corner of a 12.718 acre tract of land (by deed) deeded to Bear Creek Plaza, Ltd. as recorded in Document No. D206315496 of said Deed Records of Tarrant County, Texas, said point being the intersection of the existing north right-of-way line of Golden Triangle Boulevard with the existing west right-of-way line of Old Denton Road (a variable width right-of-way), said point being in the north line of said 3.241 acre tract of land, said point being the beginning of a non-tangent curve to the right having a radius of 512.96 feet, a central angle of 06 degrees 34 minutes 50 seconds and whose chord bears North 82 degrees 13 minutes 40 seconds West, a distance of 58.88 feet, from which a 5/8 inch iron rod found for a corner in the east line of said 12.718 acre tract of land and in the existing west right-of-way line of said Old Denton Road bears North 13 degrees 33 minutes 13 seconds East, a distance of 83.75 feet; **THENCE** with a northerly line of said 3.241 acre tract of land, with a southerly line of said 12.718 acre tract of land, with the existing northerly right-of-way line of said Golden Triangle Boulevard and with said non-tangent curve to the right an arc length of 58.92 feet to a 5/8" iron rod with cap stamped "Gorrondona" set for the **POINT OF BEGINNING** of the herein described 1.537 acre tract of land, said 5/8 inch iron with cap being the intersection of the existing northerly right-of-way of said Golden Triangle Boulevard with the proposed westerly right-of-way line of said Old Denton Road;

**THENCE** South 36 degrees 29 minutes 14 seconds West, with the proposed westerly right-of-way line of said Old Denton Road, a distance of 6.01 feet to a 5/8 inch iron rod with cap stamped "Gorrondona" set for the intersection of the proposed west right-of-way line of said Old Denton Road with the proposed north right-of-way line of said Golden Triangle Boulevard;

**THENCE** South 89 degrees 47 minutes 57 seconds West, with the proposed north right-of-way line of said Golden Triangle Boulevard, a distance of 16.01 feet to a 5/8 inch iron rod with cap stamped "Gorrondona" set for the beginning of a curve to the right having a radius of 986.00 feet, a central angle of 22 degrees 25 minutes 38 seconds and whose chord bears North 78 degrees 59 minutes 13 seconds West, a distance of 383.49 feet;



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- THENCE** with the proposed northerly right-of-way line of said Golden Triangle Boulevard and with said curve to the right, an arc length of 385.95 feet to a 5/8 inch iron rod with cap stamped "Corrondona" set for corner in the existing southwesterly right-of-way line of said Golden Triangle Boulevard, said 5/8 inch iron rod set being in the northeasterly line of a tract of land labeled Tract 12 and being a 54.866 acre tract of land (by deed) deeded to AIL Investment, L.P. as recorded in Volume 14315, Page 56 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod set being the intersection of the proposed northeasterly right-of-way line of said Golden Triangle Boulevard with the existing southwesterly right-of-way line of said Golden Triangle Boulevard;
- THENCE** North 57 degrees 15 minutes 32 seconds West, with the existing southwesterly right-of-way line of said Golden Triangle Boulevard, same being the proposed northeasterly right-of-way line of said Golden Triangle Boulevard and with a northeasterly line of said 54.866 acre tract of land, a distance of 50.88 feet to a 5/8 inch iron rod with cap stamped "Corrondona" set for the beginning of a curve to the left having a radius of 656.20 feet, a central angle of 19 degrees 43 minutes 30 seconds and whose chord bears North 67 degrees 07 minutes 18 seconds West, a distance of 224.80 feet;
- THENCE** with the existing southwesterly right-of-way line of said Golden Triangle Boulevard, with the proposed northeasterly right-of-way line of said Golden Triangle Boulevard, with the northeasterly line of said 54.866 acre tract of land and with said curve to the left, an arc length of 225.91 feet to a 5/8 inch iron rod with cap stamped "Corrondona" set for the intersection of the proposed northeasterly right-of-way line of said Golden Triangle Boulevard with the existing southwesterly right-of-way line of said Golden Triangle Boulevard;
- THENCE** North 64 degrees 02 minutes 09 seconds West, with the proposed northeasterly right-of-way line of said Golden Triangle Boulevard, a distance of 49.56 feet to a 5/8 inch iron rod with cap stamped "Corrondona" set for corner;

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**THENCE** North 00 degrees 28 minutes 48 seconds West, a distance of 108.87 feet to a 5/8 inch iron rod with cap stamped "Corrondona" set for corner in the existing northeasterly right-of-way line of said Golden Triangle Boulevard, said 5/8 inch iron rod with cap being the southwest corner of said 12.718 acre tract of land, said 5/8 inch iron rod with cap being the most southerly southeast corner of Lot 2, Block 1, All Storage Old Denton, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11820 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod with cap also being the beginning of a non-tangent curve to the right having a radius of 776.20 feet, a central angle of 24 degrees 48 minutes 04 seconds and whose chord bears South 69 degrees 57 minutes 57 seconds East, a distance of 333.37 feet, from which a 5/8 inch iron rod found for the northwest corner of said 12.718 acre tract of land bears North 00 degrees 28 minutes 48 seconds West, a distance of 616.66 feet, said 5/8 inch iron rod found also being an interior ell corner of said Lot 2;

**THENCE** with a south line of said 12.718 acre tract of land, with the existing north right-of-way line of said Golden Triangle Boulevard and with said non-tangent curve to the right, an arc length of 335.99 feet to a 5/8 inch iron rod with cap stamped "Corrondona" set for corner;

**THENCE** South 57 degrees 20 minutes 23 seconds East, with the southwesterly line of said 12.718 acre tract of land and with the existing northeasterly right-of-way line of said Golden Triangle Boulevard, a distance of 236.65 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 512.96 feet, a central angle of 21 degrees 40 minutes 21 seconds and whose chord bears South 68 degrees 06 minutes 04 seconds East, a distance of 192.88 feet;

**THENCE** with a south line of said 12.718 acre tract of land with the existing north right-of-way line of said Golden Triangle Boulevard and with said curve to the left, an arc length of 194.03 feet to the **POINT OF BEGINNING**, and containing 66,951 square feet or 1.537 acres of land, more or less.

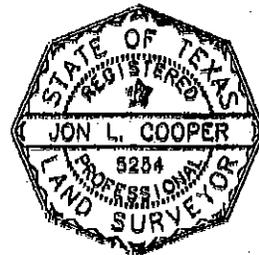
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**Notes:**

- (1) A plat of survey accompanies this legal description.
- (2) All Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone, with a surface factor for this project of 1.00012. All bearings referenced here are grid, distances and areas shown are surface.

Surveyed on the Ground: February 3, 2010

  
\_\_\_\_\_  
Jon L. Cooper  
Registered Professional Land Surveyor  
Texas No. 5254

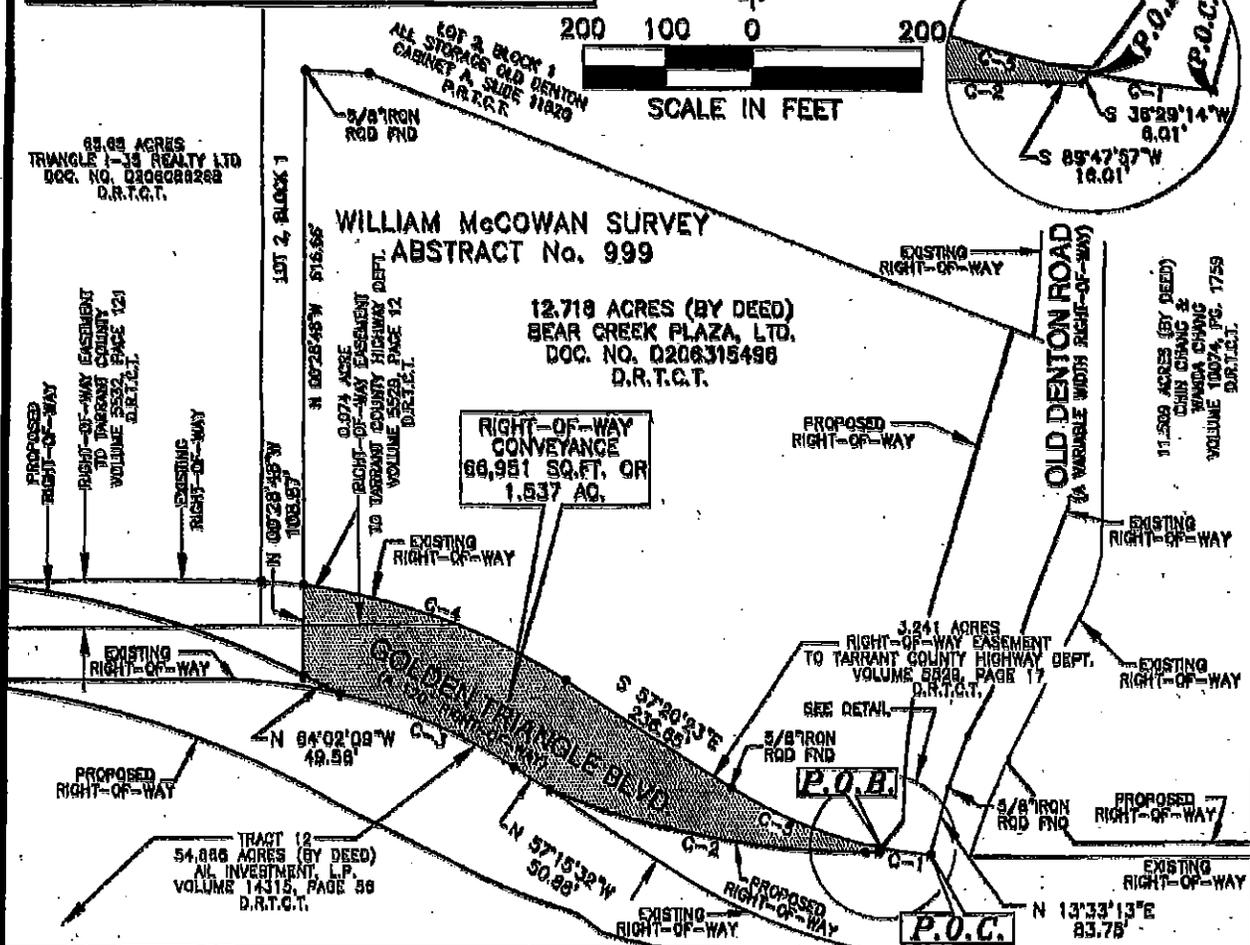
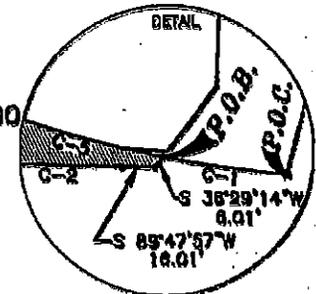
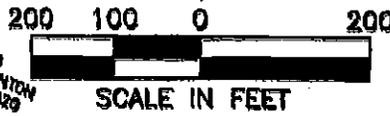


NOTE: ROW MARKERS ARE 5/8" IRON ROD SET WITH BLUE GAP STAMPED "GORRONDONA"

PARCEL No. 29

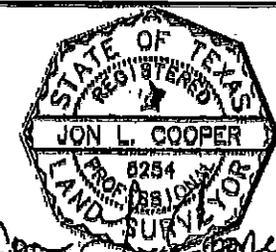
NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.00012. ALL BEARINGS AND DISTANCES AND AREAS SHOWN ARE SURFACE.

CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	612.86'	06°34'50"	N 82°13'40"W	88.88'	60.92'
C-2	988.00'	22°28'38"	N 76°58'13"W	383.49'	389.88'
C-3	688.30'	18°43'30"	N 67°07'18"W	224.80'	229.91'
C-4	776.30'	24°48'04"	S 69°57'57"E	333.37'	338.99'
C-5	812.98'	21°40'21"	S 68°08'04"E	192.88'	194.03'



**FORT WORTH** City of Fort Worth  
1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
A  
VARIABLE WIDTH RIGHT-OF-WAY CONVEYANCE  
OUT OF A  
PORTION OF THE EXISTING GOLDEN TRIANGLE BOULEVARD RIGHT-OF-WAY  
SITUATED IN THE  
WILLIAM McCOWAN SURVEY, ABSTRACT NO. 999  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
AS RECORDED IN  
VOLUME 5829, PAGE 12 & VOLUME 5529, PAGE 17  
DEED RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: GOLDEN TRIANGLE BLVD. FROM IH-35W TO US HWY 377		
RIGHT-OF-WAY CONVEYANCE AREA: 66,951 SQUARE FEET OR 1.537 ACRES		
JOB NO. 0810-1883	DRAWN BY: JLC	CADD FILE: 1893-ROW.DWG
DATE: APRIL 29, 2010	PAGE 1 OF 1	SCALE: 1" = 200'
GORRONDONA & ASSOCIATES, INC. • 8707 BRENTWOOD STAIR ROAD, SUITE 60 FORT WORTH, TX. 76112 • 817-498-1424 FAX 817-498-1788		

Exhibit "C"

NOTE: ROW MARKERS ARE 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA"

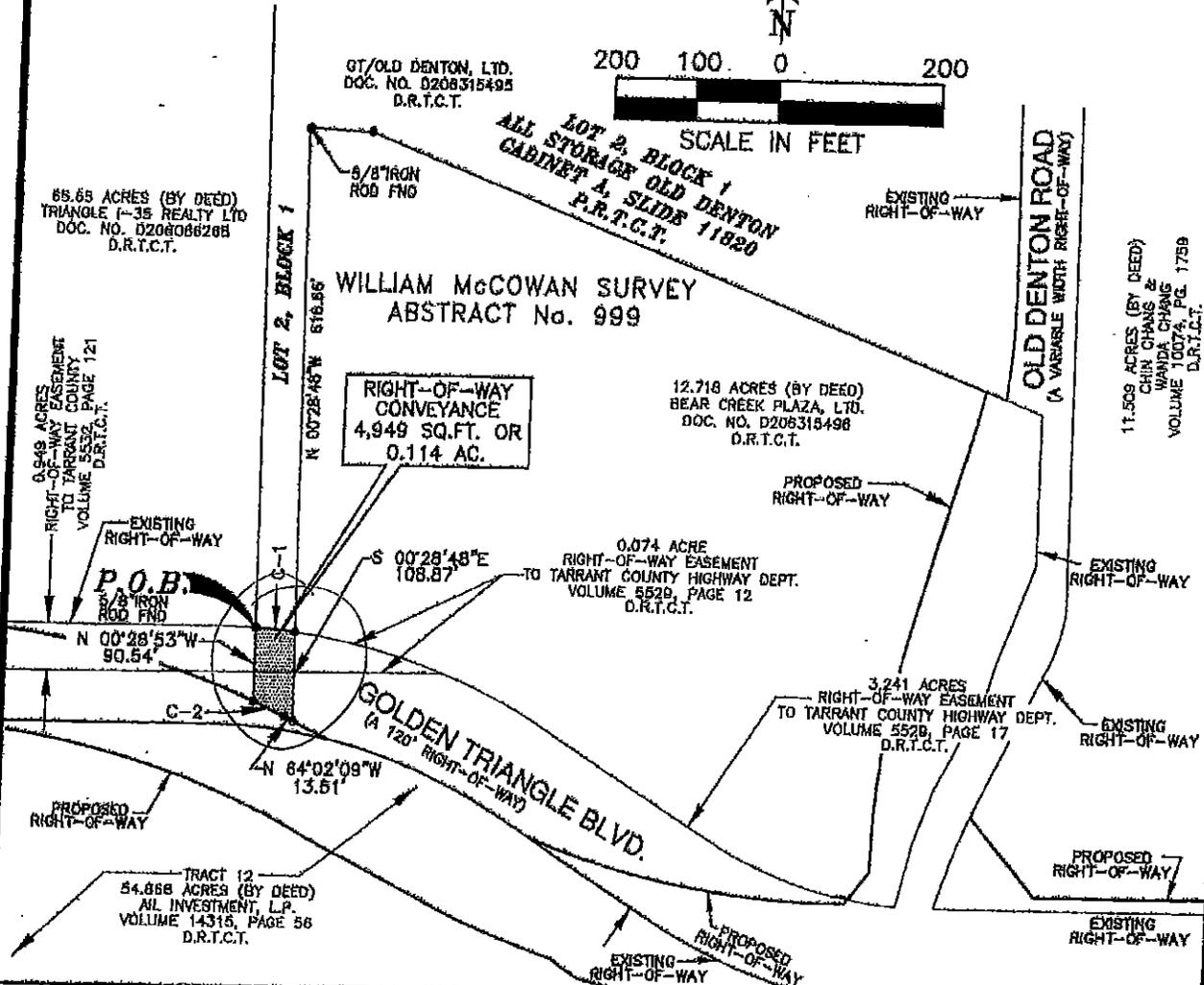
PARCEL No. 29-A

NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.00012. ALL BEARINGS AND DISTANCES AND AREAS SHOWN ARE SURFACE.

CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	778.20	03°41'08"	S 84°12'34" E	49.91'	49.92'
C-2	1085.08	02°11'31"	N 85°07'58" W	41.51'	41.51'

200 100 0 200

SCALE IN FEET



City of Fort Worth

1000 THROCKMORTON STREET \* FORT WORTH, TEXAS 76102

EXHIBIT SHOWING

VARIABLE WIDTH RIGHT-OF-WAY CONVEYANCE  
 OUT OF A  
 PORTION OF THE EXISTING GOLDEN TRIANGLE BOULEVARD RIGHT-OF-WAY  
 SITUATED IN THE

WILLIAM McCOWAN SURVEY, ABSTRACT NO. 999  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 AS RECORDED IN

VOLUME 5529, PAGE 12 & VOLUME 5528, PAGE 17  
 DEED RECORDS OF TARRANT COUNTY, TEXAS

PROJECT: GOLDEN TRIANGLE BLVD. FROM IH-35W TO US HWY 377  
 RIGHT-OF-WAY CONVEYANCE AREA: 4,949 SQUARE FEET OR 0.114 ACRES

JOB NO. 0810-1985

DRAWN BY: J.C.

CADD FILE: 1893-ROW.DWG

JON L. COOPER

DATE: APRIL 28, 2014

PAGE 1 OF 1

SCALE: 1" = 200'

REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5254

GORRONDONA & ASSOCIATES, INC. • 8707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX. 76112

817-488-1424 FAX 817-488-1788

