

EAST ROSEDALE STREET IMPROVEMENTS  
PARCEL No. 22  
R.O.W. CSJ: 0902-48-453  
4701 EAST ROSEDALE STREET  
LOTS 1 & 2, C. S. DEVOLL'S ADDITION  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 3,581 square foot tract of land situated in the P. H. Ahler Survey, Abstract No. 33, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land as conveyed to Huong Dao Vipassana Bhavana Center Inc., by Deed, filed December 7, 2011, and recorded in Document No. D211295566 of the Deed Records of Tarrant County, Texas, being a portion of Lot 1 and Lot 2 of C. S. Devoll's Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 388, Page 51 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner in the west line of said Lot 1 and in the west line of said Huong Dao Vipassana Bhavana Center Inc. tract and marking the intersection of the existing east right-of-way line of Edgewood Terrace (called 30 foot right-of-way) and the proposed west right-of-way line of Edgewood Terrace;

THENCE South 45°23'47" East, along the proposed east right-of-way line of Edgewood Terrace, for a distance of 21.20 feet to a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner marking the intersection of the proposed east right-of-way line of Edgewood Terrace and the proposed north right-of-way line of East Rosedale Street;

THENCE North 89°34'43" East, along said proposed north right-of-way line of East Rosedale Street, for a distance of 329.50 feet to a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner in the west line of a tract of land conveyed to XTO Energy by deed recorded in Document No. D208141319 of the Deed Records of Tarrant County, Texas, in the east line of said Lot 2 and in the east line of said Huong Dao Vipassana Bhavana Center Inc. tract;

THENCE South 00°07'35" West, along the west line of said XTO Energy tract, the east line of said Lot 2 and the east line of said Huong Dao Vipassana Bhavana Center Inc. tract, for a distance of 10.03 feet to a 5/8-inch iron rod found for corner in the existing north right-of-way line of SPUR 303 and marking the southwest corner of said XTO Energy tract and the southeast corner of said Huong Dao Vipassana Bhavana Center Inc. tract;

THENCE South 89°34'01" West, along the existing north right-of-way line of East Rosedale Street and the south line of said Huong Dao Vipassana Bhavana Center Inc. tract, for a distance of 344.41 feet to a PK Nail found for corner in the west line of said Lot 1 and marking the intersection of the existing east right-of-way line of Edgewood Terrace and the existing north right-of-way line of East Rosedale Street and the southwest corner of said Huong Dao Vipassana Bhavana Center Inc. tract;

THENCE North 00°22'17" West, along the existing east right-of-way line of Edgewood Terrace, the west line of said Lot 1 and the west line of said Huong Dao Vipassana Bhavana Center Inc.

EAST ROSEDALE STREET IMPROVEMENTS  
PARCEL No. 22  
R.O.W. CSJ: 0902-48-453  
4701 EAST ROSEDALE STREET  
LOTS 1 & 2, C. S. DEVOLL'S ADDITION  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

tract, for a distance of 25.10 feet to the POINT OF BEGINNING and containing 3,581 square feet or 0.0822 acres of land, more or less.

Basis of Bearings is Texas State Plane Coordinate System, NAD 83(2011), North Central Zone (4202).

Note: A plat of even survey date herewith accompanies this description.

I, Dustin Davison, a Registered Professional Land Surveyor, in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

 10-13-14

Dustin Davison, R.P.L.S. 10/13/14  
Texas Registration No. 6451

ARS Engineers, Inc.  
12801 N. Central Expressway  
Suite 1250  
Dallas, Texas 75243  
Ph. 214-739-3152



P. H. AHLER SURVEY  
ABSTRACT NO. 33

CITY OF  
FORT WORTH

Lot 3, Block 19  
Murray Hill Addition  
V. 63, P. 117  
P.R.T.C.T.

Huong Dao Vipassana  
Bhavana Center, Inc.  
Instr. No. D211295566  
12-07-2011  
D.R.T.C.T.

Huong Dao Vipassana Bhavana Center, Inc.  
Instr. No. D211295566  
12-07-2011  
D.R.T.C.T.

Lot 1  
C.S. Devoll's Addition  
V. 388, P.51  
P.R.T.C.T.

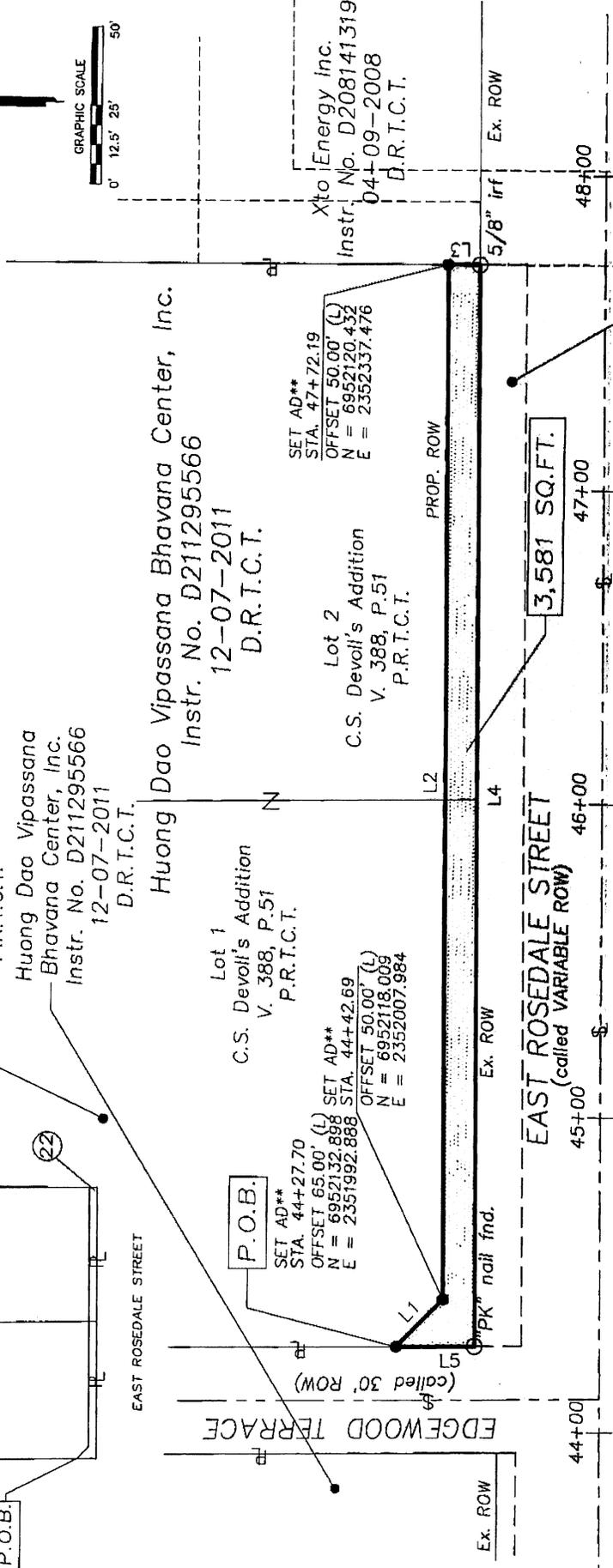
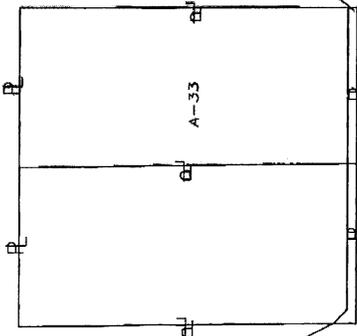
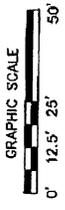
SET AD\*\*  
STA. 44+27.70  
OFFSET 65.00' (L) SET AD\*\*  
N = 6952132.898 STA. 44+42.69  
E = 2351992.888  
OFFSET 50.00' (L)  
N = 6952118.009  
E = 2352007.984

Lot 2  
C.S. Devoll's Addition  
V. 388, P.51  
P.R.T.C.T.

SET AD\*\*  
STA. 47+72.19  
OFFSET 50.00' (L)  
N = 6952120.432  
E = 2352337.476

X to Energy Inc.  
Instr. No. D208141319  
04-09-2008  
D.R.T.C.T.

LINE	BEARING	DISTANCE
L1	S 45°23'47" E	21.20'
L2	N 89°34'43" E	329.50'
L3	S 00°07'35" W	10.03'
L4	S 88°34'01" W	344.41'
L5	N 00°22'17" W	25.10'



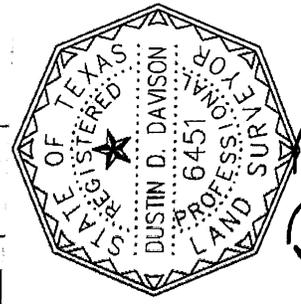
- EXISTING ROADWAY INTERNAL BOUNDARY LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- = 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "A.R.S." SET
- AD = CAPPED IRON ROD SET
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING

BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202)  
ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TADOT COMBINED SCALE FACTOR OF 1.00072.

A PLAT OF A SURVEY OF  
PARCEL 22  
FOR EAST ROSEDALE STREET  
RIGHT OF WAY CSJ 0902-48-453  
A 3,581 SQ.FT. [0.0822 AC.]  
TRACT OF LAND IN THE  
P. H. AHLER SURVEY  
ABSTRACT NUMBER 33  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
OCTOBER 13, 2014

3,581 SQ.FT.

ROW Take  
V. 1251, P. 240  
05/23/1935  
D.R.T.C.T.



*Dustin D. Davison*  
DUSTIN DAVISON, R.P.L.S. No. 6451  
10/13/14