

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 25
R.O.W. CSJ: 0902-48-453
EAST ROSEDALE STREET
P. H. AHLER SURVEY, ABSTRACT No. 33
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 870 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 Erma J. Calton, by Deed, filed October 7, 2013, and recorded in Document No. D213262050 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut set for corner in the east line of a tract of land conveyed to XTO Energy Inc. by deed recorded in Document No. D208129441 of the Deed Records of Tarrant County, Texas, in the west line of said Calton tract and in 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 85.95 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 Chesapeake Land Development Company, L.L.C. by deed recorded in Document No. D209053908 of the Deed Records of Tarrant County, Texas and in the east line of said Carlton tract;

THENCE South 00°13'40" West, along the west line of said Chesapeake tract and the east line of said Carlton tract, for a distance of 10.18 feet to a 1/2-inch iron rod found for corner in the existing north right-of-way line of East Rosedale Street and marking the southwest corner of said Chesapeake tract and the southeast corner of said Calton tract;

THENCE South 89°39'58" West, along the existing north right-of-way line of East Rosedale Street and the south line of said Carlton tract, for a distance of 85.90 feet to a point for corner marking the southeast corner of said XTO Energy Inc. tract and the southwest corner of said Carlton tract;

THENCE North 00°03'16" West, along the east line of said XTO Energy Inc. tract and the west line of said Carlton tract, for a distance of 10.05 feet to the POINT OF BEGINNING and containing 870 square feet or 0.0200 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.

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CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

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.

Dustin D. Davison

10-27-14

Dustin Davison, R.P.L.S.
Texas Registration No. 6451

10/27/14

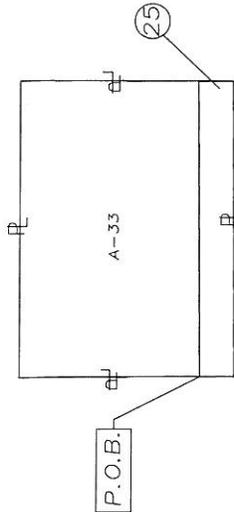


ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243
Ph. 214-739-3152

P. H. AHLER SURVEY
ABSTRACT NO. 33

CITY OF
FORT WORTH

LINE	BEARING	DISTANCE
L1	N 89°34'43" E	85.95'
L2	S 00°13'40" W	10.18'
L3	S 89°39'58" W	85.90'
L4	N 00°03'16" W	10.05'



EAST ROSEDALE STREET

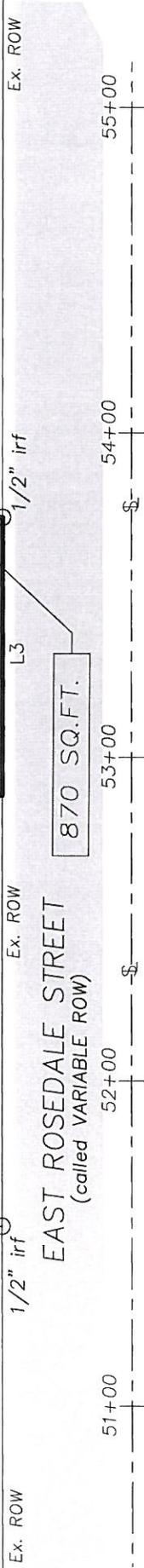
Xto Energy Inc.
Instr. No. D208129441
04-10-2008
D.R.T.C.T.

Erma J. Calton
Instr. No. D213262050
10-07-2013
D.R.T.C.T.

SET AD**
STA. 53+74.40
OFFSET 50.00' (L)
N = 6952124.859
E = 2352939.677

Chesapeake Land Develop. Co. LLC
Instr. No. D209053908
02-27-2009
D.R.T.C.T.

P.O.B.
SET "X" CUT
STA. 52+88.45
OFFSET 50.00' (L)
N = 6952124.227
E = 2352853.725



- 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 TxDOT COMBINED SCALE FACTOR OF 1.00012.



Dustin D. Davison
DUSTIN DAVISON, R.P.L.S. No. 6451
10/27/14

A PLAT OF A SURVEY OF
PARCEL 25
FOR EAST ROSEDALE STREET
RIGHT OF WAY CSJ 0902-48-453
A 870 SQ.FT. [0.0200 AC.]
TRACT OF LAND IN THE
P. H. AHLER SURVEY
ABSTRACT NUMBER 33
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
OCTOBER 27, 2014

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 25E
R.O.W. CSJ: 0902-48-453
EAST ROSEDALE STREET
P. H. AHLER SURVEY, ABSTRACT No. 33
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 860 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 Erma J. Calton, by Deed, filed October 7, 2013, and recorded in Document No. D213262050 of the Deed 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 a tract of land conveyed to Chesapeake Land Development Company, L.L.C. by deed recorded in Document No. D209053908 of the Deed Records of Tarrant County, Texas, in the east line of said Calton tract and in the proposed north right-of-way line of East Rosedale Street. From which a 1/2 inch iron rod found for reference in the existing north right-of-way line of East Rosedale Street and marking the southwest corner of said Chesapeake Land Development Company, L.L.C. tract and the southeast corner of said Carlton tract bears South 00°13'40" West, 10.18 feet;

THENCE South 89°34'43" West, along said proposed north right-of-way line of East Rosedale Street, for a distance of 85.95 feet to an "X" cut set for corner in the east line of a tract of land conveyed to XTO Energy Inc. by deed recorded in Document No. D208129441 of the Deed Records of Tarrant County, Texas and in the west line of said Calton tract;

THENCE North 00°03'16" West, along the east line of said XTO Energy Inc. tract and the west line of said Carlton tract, for a distance of 10.00 feet to a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner;

THENCE North 89°34'43" East, crossing said Calton tract, for a distance of 86.00 feet to a 5/8-inch iron rod with yellow cap stamped "A.R.S." set for corner in the west line of said Chesapeake Land Development Company, L.L.C. tract and in the east line of said Calton tract;

THENCE South 00°13'40" West, along the west line of said Chesapeake tract and the east line of said Carlton tract, for a distance of 10.00 feet to the POINT OF BEGINNING and containing 860 square feet or 0.0197 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.

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Dustin D. Davison

10-27-14

Dustin Davison, R.P.L.S.
Texas Registration No. 6451

10/27/14

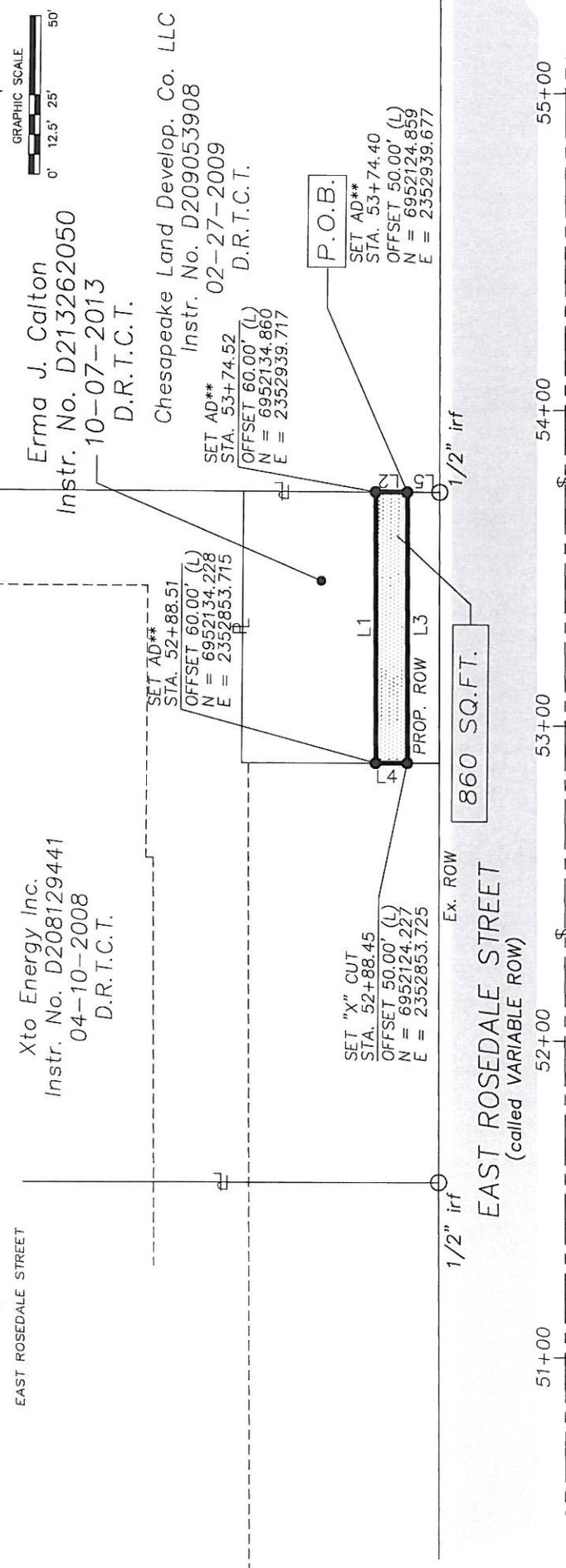
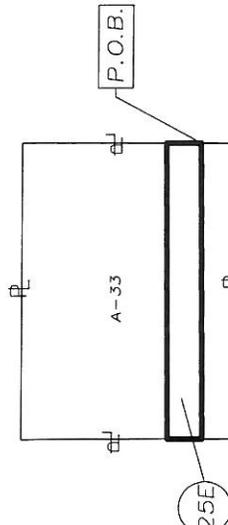
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ABSTRACT NO. 33

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L3	S 89°34'43" W	85.95'
L4	N 00°03'16" W	10.00'
L5	S 00°13'40" W	10.18'



EXISTING ROADWAY INTERNAL BOUNDARY LINE
EXISTING R.O.W. LINE
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PROPERTY LINE
SURVEY LINE

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