

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 30
R.O.W. CSJ: 0902-48-453
5013 EAST ROSEDALE STREET
LOT 4RA, O'BRIEN SUBDIVISION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 1,689 square foot tract of land situated in the P. Ahlers Survey, Abstract No. 33, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land as conveyed to Nghia Thi Nguyen, by Deed, filed December 27, 2000, and recorded in Volume 14674, Page 479 of the Deed Records of Tarrant County, Texas, being a portion of Lot 4RA of O'Brien Subdivision, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 388-103, Page 980 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 east line of a tract of land conveyed to Hoa Dinh Tran by deed recorded in Document No. D2013165088 of the Deed Records of Tarrant County, Texas, in the east line of Lot 5RA of said O'Brien Subdivision, in the west line of said Lot 4RA, in the west line of said Nguyen 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 149.98 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 Mary Luanne Smith by deed recorded in Volume 12227, Page 3269 of the Deed Records of Tarrant County, Texas, in the west line of Lot 2 of O'Brien Subdivision, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 1652, Page 434 of the Deed Records of Tarrant County, Texas, in the east line of said Lot 4RA and in the east line of said Nguyen tract;

THENCE South 00°09'40" East, along the west line of said Lot 2, the west line of said Smith tract, the east line of said Lot 4RA and the east line of said Nguyen tract, for a distance of 11.34 feet to a point for corner in the existing north right-of-way line of East Rosedale Street and marking the southwest corner of said Lot 2, the southwest corner of said Smith tract, the southeast corner of said Lot 4RA and the southeast corner of said Nguyen tract;

THENCE South 89°38'18" West, along the existing north right-of-way line of East Rosedale Street, the south line of said Lot 4RA and the south line of said Nguyen tract, for a distance of 150.00 feet to a point for corner marking the southeast corner of said Tran tract, the southeast corner of said Lot 5RA, the southwest corner of said Lot 4RA and the southwest corner of said Nguyen tract;

THENCE North 00°03'42" West, along the east line of said Lot 5RA, the east line of said Tran tract, the west line of said Lot 4RA and the west line of said Nguyen tract, for a distance of 11.18 feet to the POINT OF BEGINNING and containing 1,689 square feet or 0.0388 acres of land, more or less.

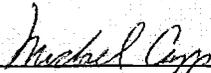
EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 30
R.O.W. CSJ: 0902-48-453
5013 EAST ROSEDALE STREET
LOT 4RA, O'BRIEN SUBDIVISION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

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, Michael Cuzzo, 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.



Michael Cuzzo, R.P.L.S. 05/12/14
Texas Registration No. 5693

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

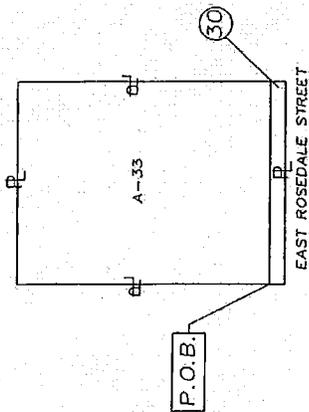


Exhibit "B"
Page 1 of 1

P. AHLERS SURVEY
ABSTRACT NO. 33

CITY OF
FORT WORTH

LINE	BEARING	DISTANCE
L1	N 89°34'43" E	149.98'
L2	S 00°09'40" E	11.34'
L3	S 89°38'18" W	150.00'
L4	N 00°03'42" W	11.18'



Lot 4RA
O'Brien Subdivision
V. 388-103, P. 980
P.R.T.C.T.
Nghia Thi Nguyen
Vol. 14674, Pg. 479
12-27-2000
D.R.T.C.T.



Lot 5RA
O'Brien Subdivision
V. 388-103, P. 980
P.R.T.C.T.
Hoa Dinh Tran
Instr. No. D213165088
06-26-2013
D.R.T.C.T.

Lot 2
O'Brien Subdivision
V. 1652, P. 434
P.R.T.C.T.
Mary Luanne Smith
Volume 12227, Pg. 326
12-29-1995
D.R.T.C.T.

SET AD**
STA. 66+11.13
OFFSET 50.00' (L)
N = 6952133.952
E = 23554176.368

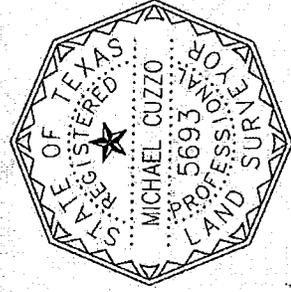
P.O.B.
SET AD**
STA. 64+61.15
OFFSET 50.00' (L)
N = 6952132.850
E = 2354026.391



1,689 SQ.FT.

- EXISTING ROADWAY INTERVAL
- 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 (1202).
- ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY 1.00012.

A PLAT OF A SURVEY OF
PARCEL 30
FOR EAST ROSEDALE STREET
RIGHT OF WAY CSJ 0902-48-453
A 1,689 SQ.FT. [0.0388 AC.]
TRACT OF LAND IN THE
P. AHLERS SURVEY
ABSTRACT NUMBER 33
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
MAY 12, 2014



Michael Cuzzo
MICHAEL CUZZO, R.P.L.S. No. 5693 05/12/14