

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 31
R.O.W. CSJ: 0902-48-453
5021 EAST ROSEDALE STREET
LOT 2, O'BRIEN SUBDIVISION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 1,139 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 Mary Luanne Smith, by Deed, filed December 29, 1995, and recorded in Volume 12227, Page 326 of the Deed Records of Tarrant County, Texas, being a portion 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 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 Nghia Thi Nguyen by deed recorded in Volume 14674, Page 479 of the Deed Records of Tarrant County, Texas, in the east line 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, in the west line of said Lot 2, in the west line of said Smith tract and in the proposed north right-of-way line of East Rosedale Street;

THENCE North $89^{\circ}34'43''$ East, along said proposed north right-of-way line of East Rosedale Street, for a distance of 99.96 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 United Land Holdings, LTD. by deed recorded in Document No. D205183858 of the Deed Records of Tarrant County, Texas, in the west line of Lot 1 of said O'Brien Subdivision (1652/434), in the east line of said Lot 2 and in the east line of said Smith tract;

THENCE South $00^{\circ}22'24''$ East, along the west line of said Lot 1, the west line of said United Land Holdings, LTD. Tract, the east line of said Lot 2 and the east line of said Smith tract, for a distance of 11.44 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 1, the southwest corner of said United Land Holdings, LTD. tract, the southeast corner of said Lot 2 and the southeast corner of said Smith tract;

THENCE South $89^{\circ}38'18''$ West, along the existing north right-of-way line of East Rosedale Street, the south line of said Lot 2 and the south line of said Smith tract, for a distance of 100.00 feet to a point for corner marking the southeast corner of said Nguyen tract, the southeast corner of said Lot 4RA, the southwest corner of said Lot 2 and the southwest corner of said Smith tract;

THENCE North $00^{\circ}09'40''$ West, along the east line of said Lot 4RA, the east line of said Nguyen tract, the west line of said Lot 2 and the west line of said Smith tract, for a distance of 11.34 feet to the POINT OF BEGINNING and containing 1,139 square feet or 0.0261 acres of land, more or less.

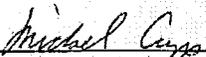
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R.O.W. CSJ: 0902-48-453
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Basis of Bearings is Texas State Plane Coordinate System, NAD 83(2011), North Central Zone (4202).

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

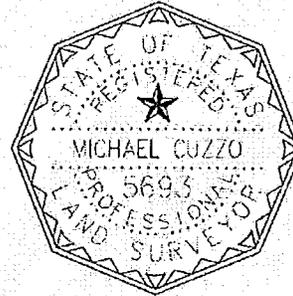
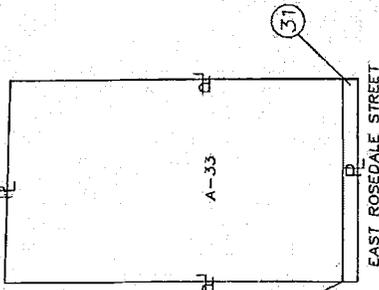


Exhibit "B"
Page 1 of 1
**P. AHLERS SURVEY
ABSTRACT NO. 33**

CITY OF
FORT WORTH



P.O.B.

31

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.

P.O.B.

SET AD**
STA. 66+11.13
OFFSET 50.00' (L)
N = 6952133.952
E = 2354176.358

Lot 2
O'Brien Subdivision
V. 1652, P. 434
P.R.T.C.T.
Mary Luane Smith
Volume 12227, Pg. 326
D.R.T.C.T.

United Land Holdings, LTD.
D205183858
06-28-2005
D.R.T.C.T.
SET AD**
STA. 67+11.09
OFFSET 50.00' (L)
N = 6952134.687
E = 2354276.324

Lot 1
O'Brien Subdivision
V. 1652, P. 434
P.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 89°34'43" E	89.96'
L2	S 00°22'24" E	11.44'
L3	S 89°38'16" W	100.00'
L4	N 00°09'40" W	11.34'



Ex. ROW

Ex.-ROW L3

L1 PROF. ROW

Ex. ROW

EAST ROSEDALE STREET
(called VARIABLE ROW)

65+00

66+00

67+00

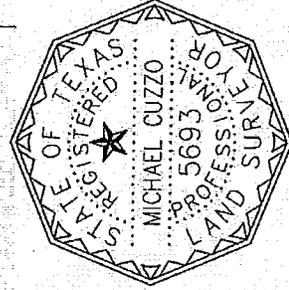
68+00

69

1,139 SQ.FT.

- 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 TAQOT COMBINED SCALE FACTOR OF 1.00072

A PLAT OF A SURVEY OF
PARCEL 31
FOR EAST ROSEDALE STREET
RIGHT OF WAY CSJ 0902-48-453
A 1,139 SQ.FT. [0.0261 AC.]
TRACT OF LAND IN THE
P. AHLERS SURVEY
ABSTRACT NUMBER 33
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
MAY 12, 2014



Michael Guzzo
MICHAEL GUZZO, R.P.L.S. No. 5693 05/12/14