

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 9
R.O.W. CSJ: 0902-48-453
4313 EAST ROSEDALE STREET
LOT G, H. H. BRADFORD SUBDIVISION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 486 square foot tract of land situated in the J. Purvis Survey, Abstract No. 1228, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land as conveyed to 271 Crowley Trust, by Deed, filed June 19, 2013, and recorded in Document No. 213158265 of the Deed Records of Tarrant County, Texas, being a portion of Lot G of H. H. Bradford Subdivision, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 1949, Page 290 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 Enrique Rodriguez by deed recorded in Volume 15247, Page 441 of the Deed Records of Tarrant County, Texas, in the east line of Lot F of said H. H. Bradford Subdivision, in the west line of said 271 Crowley Trust tract, in the west line of said Lot G 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 58.50 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 4937 Ramey Trust by deed recorded in Document No. D210218965 of the Deed Records of Tarrant County, Texas, in the west line of Lot 3, Block 4 of Murray Hill Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 63, Page 117 of the Plat Records of Tarrant County, Texas, in the east line of said Lot G and in the east line of said 271 Crowley Trust tract;

THENCE South 00°48'34" East, along the west line of said 4937 Ramey Trust tract, the west line of said Lot 3, the east line of said Lot G and the east line of said 271 Crowley Trust tract, for a distance of 8.50 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 4937 Ramey Trust tract, the southwest corner of said Lot 3, the southeast corner of said Lot G and the southeast corner of said 271 Crowley Trust tract;

THENCE South 89°56'26" West, along the existing north right-of-way line of East Rosedale Street, the south line of said Lot G and the south line of said 271 Crowley Trust tract, for a distance of 58.50 feet to a point for corner marking the southeast corner of said Rodriguez tract, the southeast corner of said Lot F, the southwest corner of said Lot G and the southwest corner of said 271 Crowley Trust tract;

THENCE North 00°48'34" West, along the east line of said Rodriguez tract, the east line of said Lot F, the west line of said Lot G, and the west line of said 271 Crowley Trust tract, for a distance of 8.13 feet to the POINT OF BEGINNING and containing 486 square feet or 0.0112 acres of land, more or less.

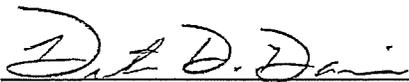
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Basis of Bearings is Texas State Plane Coordinate System, NAD 83(2011), North Central Zone (4202).

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

I, Dustin D. 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, R.P.L.S.
Texas Registration No. 6451

05/09/14



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J. PURVIS SURVEY ABSTRACT NO. 1228

CITY OF
FORT WORTH

4937 Ramey Trust
C/O Cynthia Reams Trustee
Instr. No. D210218965
09-07-2010
D.R.T.C.T.

Lot 3 Block 4
Murray Hill Addition
V.63 P.117
D.R.T.C.T.

271 Crowley Trust
H. H. Bradford
Subdivision
Instr. No. D213158265
06-19-2013
D.R.T.C.T.

Lot F
H. H. Bradford
Subdivision
V.1949, P.290
D.R.T.C.T.

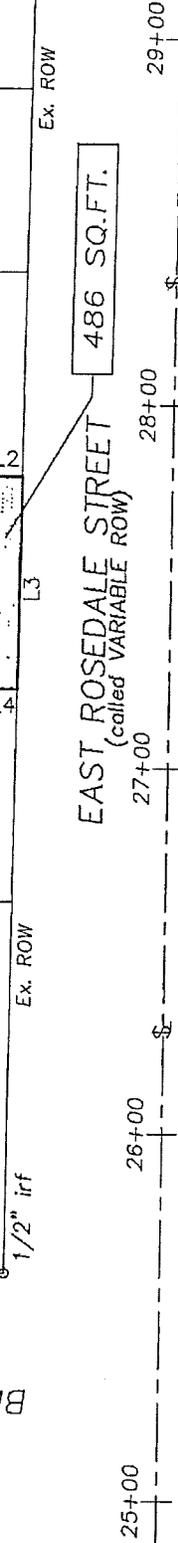
Enrique Rodriguez
Vol. 15247, Pg. 441
D.R.T.C.T.

P.O.B.
SET AD**
STA. 27+22.15
OFFSET 50.00' (L)
N = 6952105.359
E = 2350287.497

SET AD**
STA. 27+80.65
OFFSET 50.00' (L)
N = 6952105.789
E = 2350345.991

486 SQ.FT.

EAST ROSEDALE STREET
(called VARIABLE ROW)



- 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 (+202).
- 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 9
FOR EAST ROSEDALE STREET
RIGHT OF WAY CSJ 0902-48-453
A 486 SQ.FT. [0.0112 AC.]
TRACT OF LAND IN THE
J. PURVIS SURVEY
ABSTRACT NUMBER 1228
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
MAY 9, 2014

LINE	BEARING	DISTANCE
L1	N 89°34'43" E	58.50'
L2	S 00°48'34" E	8.50'
L3	S 89°56'26" W	58.50'
L4	N 00°48'34" W	8.13'



DUSTIN D. DAVISON, R.P.L.S. No. 6451
05/09/14