

EAST ROSEDALE STREET IMPROVEMENTS  
PARCEL No. 10  
R.O.W. CSJ: 0902-48-453  
4317 EAST ROSEDALE STREET  
LOT 3, BLOCK 4, MURRAY HILL ADDITION  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 460 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 4937 Ramey Trust, by Deed, filed September 7, 2010, and recorded in Document No. 210218965 of the Deed Records of Tarrant County, Texas, being a portion 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 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." for corner in the east line of a tract of land conveyed to 271 Crowley Trust by deed recorded in Document No. 213158265 of the Deed Records of Tarrant County, Texas, in the east line 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, in the west line of said 4937 Ramey Trust tract, in the west line of said Lot 3 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 53.11 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 Rodell Gee, Sr. and Clara Bell Gee by deed recorded in Volume 14156, Page 135 of the Deed Records of Tarrant County, Texas and in the east line of said 4937 Ramey Trust tract;

THENCE South  $00^{\circ}03'34''$  East, along the west line of said Gee tract and the east line of said 4937 Ramey Trust tract, for a distance of 8.83 feet to a point for corner in the south line of said Lot 3 and in the existing north right-of-way line of East Rosedale Street and marking the southwest corner of said Gee tract and the southeast corner of said 4937 Ramey Trust tract;

THENCE South  $89^{\circ}56'26''$  West, along the existing north right-of-way line of East Rosedale Street and the south line of said Gee tract, for a distance of 53.00 feet to a point for corner marking the southeast corner of said 271 Crowley Trust tract, the southeast corner of said Lot G, the southwest corner of said Lot 3 and the southwest corner of said 4937 Ramey Trust tract;

THENCE North  $00^{\circ}48'34''$  West, along the east line of said 271 Crowley Trust tract, the east line of said Lot G, the west line of said Lot 3, and the west line of said 4937 Ramey Trust tract, for a distance of 8.50 feet to the POINT OF BEGINNING and containing 460 square feet or 0.0106 acres of land, more or less.

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

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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.



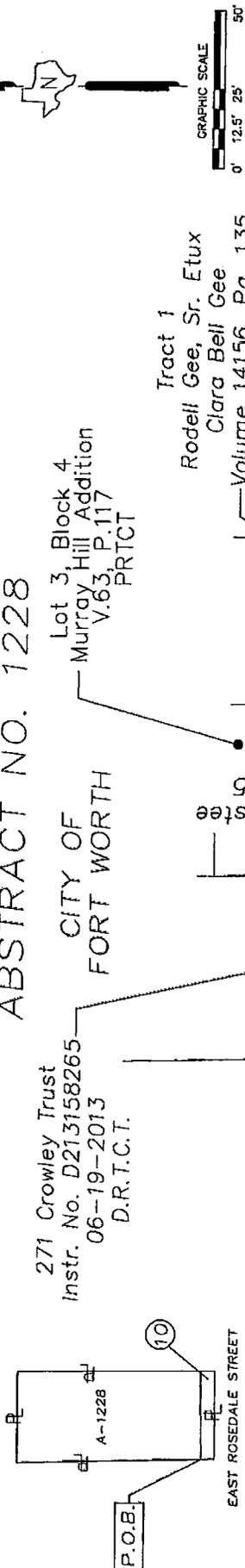
Dustin D. Davison, R.P.L.S.  
Texas Registration No. 6451

05/09/14



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

# J. PURVIS SURVEY ABSTRACT NO. 1228

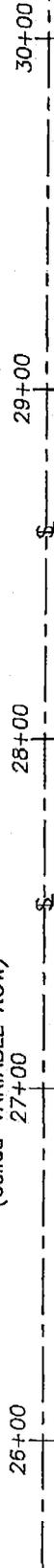


GRIGGS AVENUE  
(called 60' ROW)

SET AD\*\*  
STA. 28+33.76  
OFFSET 50.00' (L)  
N = 6952106.180  
E = 2350399.102

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

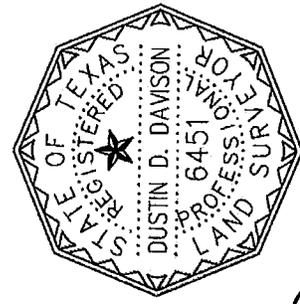
EAST ROSEDALE STREET  
(called VARIABLE ROW)



A PLAT OF A SURVEY OF  
PARCEL 10  
FOR EAST ROSEDALE STREET  
RIGHT OF WAY CSJ 0902-48-453  
TRACT OF LAND IN THE  
J.L. PURVIS SURVEY  
ABSTRACT NUMBER 1228  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
MAY 9, 2014

LINE	BEARING	DISTANCE
L1	N 89°34'43" E	53.11
L2	S 00°03'34" E	8.83
L3	S 89°56'26" W	53.00
L4	N 00°48'34" W	8.50

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 A 460 SQ.FT. [0.0106 AC.]  
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 1.00012.



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