

**BURLESON STONE ROAD
PARCEL No. 6
CITY PROJECT No. BUR08462
INTERSTATE HIGHWAY 35W
SARAH GRAY SURVEY, ABSTRACT No. 1104
CITY OF BURLESON, JOHNSON COUNTY, TEXAS**

EXHIBIT "A"

Being a 0.640 acre tract of land situated in the Sarah Gray Survey, Abstract No. 1104, City of Burleson, Johnson County, Texas, said 0.640 acre tract of land being all of a 0.565 acre tract of land (by deed) described as Parcel No. 41 remainder parcel, and all of a 0.073 acre tract of land (by deed) described as triangular remainder parcel (tract 41), both tracts being deeded to the City of Fort Worth, as recorded in Volume 1215, Page 740 of the Deed Records of Johnson County, Texas, said 0.640 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found for the northwest corner of said 0.073 acre tract of land, said 5/8 inch iron rod being the most easterly northeast corner of a 13.542 acre tract of land (by deed) deeded to Burleson Dealership Land Acquisition LLC, as recorded in Document No. D201300020618 of said Deed Records of Johnson County, Texas, said 5/8 inch iron rod being in the south line of a 180.109 acre tract of land (by deed) deeded to the City of Fort Worth, as recorded in Volume 7995, Page 1523 of said Deed Records of Johnson County, Texas;

THENCE North 89 degrees 55 minutes 53 seconds East, with the north line of said 0.073 acre tract of land and with the south line of said 180.109 acre tract of land, passing at a distance of 46.88 feet, a 5/8 inch iron rod found for the northeast corner of said 0.073 acre tract of land, said 5/8 inch iron rod being the northwest corner of said 0.565 acre tract of land, in all, a distance of 137.58 feet to a R.O.W. marker set for the northeast corner of said 0.565 acre tract of land, said R.O.W. marker being the northwest corner of a 5.511 acre tract of land (by deed) and being further described as parcel No. 41-A and being deeded to the City of Fort Worth, as recorded in Volume 1215, Page 740 of said Deed Records of Johnson County, Texas, said R.O.W. marker also being in the proposed east right-of-way line of Stone Road (a variable width right-of-way);

THENCE South 06 degrees 59 minutes 16 seconds East, with the east line of said 0.565 acre tract of land, with the west line of said 5.511 acre tract of land and with the proposed east right-of-way line of said Stone Road, a distance of 408.51 feet to a R.O.W. marker set for the south corner of said 0.565 acre tract of land, said R.O.W. marker being the north corner of a 0.303 acre tract of land (by deed) deeded to the City of Fort Worth, as recorded in Volume 8695, Page 1298 of the Deed Records of Tarrant County, Texas, said R.O.W. marker also being in the east line of said 13.542 acre tract of land, from which a 1/2 inch iron rod found for the southeast corner of said 0.303 acre tract of land bears South 24 degrees 47 minutes 58 seconds East, a distance of 247.67 feet, said 1/2 inch iron rod also being an angle point in the west line of said 5.511 acre tract of land;

THENCE North 24 degrees 47 minutes 58 seconds West, with the southwesterly line of said 0.565 acre tract of land and with the east line of said 13.542 acre tract of land, passing at a distance of 356.11 feet a R.O.W. marker set for corner in the proposed west right-of-way line of said Stone Road, in all, a distance of 446.48 feet to the **POINT OF BEGINNING** and containing 27,896 square feet or 0.640 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (3) ROW markers along proposed right-of-way line are 5/8" iron rods with blue cap stamped "Gorronдона" set unless otherwise noted.

Date: December 18, 2014

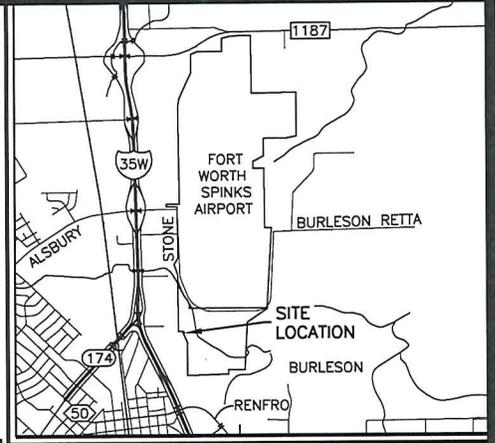


Curtis Smith
Registered Professional Land Surveyor
No. 5494
Firm No. 10106900



EXHIBIT "B"

PARCEL No. 6



20' NO BUILD BUFFER
ENERGY TRANSFER FUEL, L.P.
C.C.F. No. D208364091
D.R.T.C.T.

10.31 ACRES (BY DEED)
RON STURGEON REAL ESTATE, L.P.
VOLUME 3658, PAGE 614
D.R.J.C.T.

TRACT A
T.U. ELECTRIC EASEMENT
VOLUME 1269, PAGE 95
D.R.T.C.T.

180.109 ACRES (BY DEED)
CITY OF FORT WORTH
VOLUME 7995, PAGE 1523
D.R.J.C.T.

VICINITY MAP

CITY LIMIT BOUNDARY
CITY OF BURLESON ORDINANCE C-725-12
CITY OF FORT WORTH ORDINANCE No. 20551-12-2012
C.C.F. No. D213010974
D.R.T.C.T.

SARAH GRAY SURVEY
ABSTRACT No. 1104

0.073 (BY DEED)
TRIANGULAR REMAINDER
PARCEL (TRACT 41)
CITY OF FORT WORTH
VOLUME 1215, PAGE 740
D.R.J.C.T.

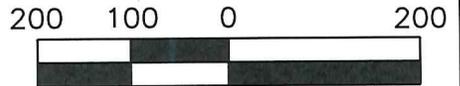
0.565 ACRES (BY DEED)
PARCEL No. 41 REMAINDER PARCEL
CITY OF FORT WORTH
VOLUME 1215, PAGE 740
D.R.J.C.T.

13.542 ACRES (BY DEED)
BURLESON DEALERSHIP LAND
ACQUISITION, LLC
DOCUMENT No. 201300020618
D.R.J.C.T.

5.511 ACRES (BY DEED)
PARCEL No. 41-A
CITY OF FORT WORTH
VOLUME 1215, PAGE 740
D.R.J.C.T.

39.670 ACRES (BY DEED)
PARCEL No. 41
CITY OF FORT WORTH
VOLUME 1215, PAGE 740
D.R.J.C.T.

30' LICENSE AGREEMENT
ENERGY TRANSFER FUEL, L.P.
C.C.F. No. D208364091
D.R.T.C.T.



SCALE IN FEET

RIGHT-OF-WAY
ACQUISITION
LOCATION

WHOLE PROPERTY MAP
AND ROW ACQUISITION LOCATION

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°55'53"E	137.58'
L-2	S 06°59'16"E	408.51'
L-3	N 24°47'58"W	446.48'

0.303 ACRES (BY DEED)
CITY OF FORT WORTH
VOLUME 8695, PAGE 1298
D.R.T.C.T.

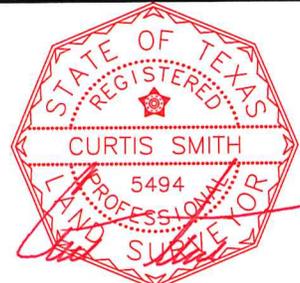
- NOTES:
- A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 - ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
 - ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

Burleson City of Burleson

TEXAS ☆

141 W. RENFRO STREET • BURLESON, TEXAS 76102

EXHIBIT SHOWING
A
RIGHT-OF-WAY ACQUISITION
OUT OF A
0.565 ACRE & 0.073 ACRE TRACT OF LAND
SITUATED IN THE
SARAH GRAY SURVEY, ABSTRACT No. 1104
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
AS RECORDED IN
VOLUME 1215, PAGE 740
DEED RECORDS OF JOHNSON COUNTY, TEXAS



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

PROJECT: BURLESON STONE ROAD CITY PROJ. No. BUR08462

RIGHT-OF-WAY ACQUISITION AREA: 27,896 SQUARE FEET OR 0.640 ACRES

JOB NO. 0811-3435 DRAWN BY: JCE CAD FILE: MASTER ROW.dwg

DATE: DECEMBER 18, 2014 PAGE 1 OF 1 SCALE: 1" = 200'