

**PARKER HENDERSON ROAD
CITY PROJECT NO. 01419
DOE NO. 6845
PARCEL NO. 2
RIGHT-OF-WAY EASEMENT
5817 PARKER HENDERSON ROAD
E. P. PARRIS SURVEY, ABSTRACT NO. 1223**

EXHIBIT "A"

Being a 0.009 acre tract of land situated in the E. P. Parris Survey, Abstract No. 1223, City of Fort Worth, Tarrant County, Texas, and being a portion of a 13.008 acre tract of land deeded to Bobby E. Sides as recorded in Volume 9409, Page 775 of the Deed Records of Tarrant County, Texas, said 0.009 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "RLG INC." found for the most northerly southwest corner of a 1.737 acre tract of land deeded to Southwestern Bell Telephone Company as recorded in Volume 3444, Page 139 of said Deed Records of Tarrant County, Texas, said 1/2 inch iron rod being in the existing east right-of-way line of Parker Henderson Road (a variable width right-of-way), from which a TXDOT monument found for the northwest corner of a 0.122 acre tract of land (by deed) described as Parcel 23 deeded to the State of Texas as recorded in Volume 12479, Page 416 of said Deed Records of Tarrant County, Texas bears a chord bearing of South 14 degrees 45 minutes 40 seconds East, a chord distance of 63.44 feet, said TXDOT monument being the intersection of the existing northeast right-of-way line of Mansfield Highway (a variable width right-of-way with said existing east right-of-way line of Parker Henderson Road; **THENCE** North 03 degrees 12 minutes 20 seconds West, with the west line of said 1.737 acre tract of land and with the existing east right-of-way line of said Parker Henderson Road, a distance of 100.10 feet to a point for corner; **THENCE** North 00 degrees 28 minutes 20 seconds West, with the west line of said 1.737 acre tract of land and with the existing east right-of-way line of said Parker Henderson Road, a distance of 26.60 feet to the **POINT OF BEGINNING**, said point being the southwest corner of said 13.008 acre tract of land and the northwest corner of said 1.737 acre tract of land;

THENCE North 00 degrees 18 minutes 46 seconds West, with the west line of said 13.008 acre tract of land and with the existing east right-of-way line of said Parker Henderson Road, passing at a distance of 1.03 feet, a 3/4 inch iron pipe found for reference, in all, a distance of 79.46 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for the intersection of the existing east right-of-way line of said Parker Henderson Road with the proposed east right-of-way line of Parker Henderson Road;

THENCE North 89 degrees 41 minutes 14 seconds East, with said proposed east right-of-way line of Parker Henderson Road, a distance of 3.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for corner;

THENCE South 02 degrees 56 minutes 55 seconds East, with said proposed east right-of-way line of Parker Henderson Road, a distance of 77.47 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for corner;

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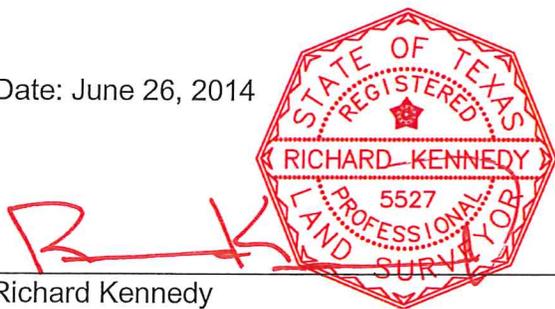
THENCE South 00 degrees 39 minutes 29 seconds East, with said proposed east right-of-way line of Parker Henderson Road, a distance of 2.14 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS" set for corner in the south line of said 13.008 acre tract of land and the north line of said 1.737 acre tract of land;

THENCE North 89 degrees 43 minutes 20 seconds West, with the south line of said 13.008 acre tract of land and with the north line of said 1.737 acre tract of land, a distance of 6.58 feet to the **POINT OF BEGINNING**, and containing 384 square feet or 0.009 acres of land, more or less.

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) Bearing are referenced to the Texas State Plane Coordinate System, NAD-83 (2011 adjustment, epoch 2010), North Central Zone (4202). All distances and areas shown hereon are surface.

Date: June 26, 2014



Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Texas Firm No. 10106900

EXHIBIT "B"

PARCEL NO. 2

FURTHER DESCRIBED AS
TRACT NO. 1
VOLUME 12888, PAGE 197
D.R.T.C.T.

JOSE ISMAEL BUSTOS
DOCUMENT NO. D212184360
O.P.R.T.C.T.
FURTHER DESCRIBED AS
TRACT NO. 2
VOLUME 12888, PAGE 197
D.R.T.C.T.

0.6 ACRES (BY DEED)
FLORA JEAN KEMP
FREIDA JANE MINOR
MICHAEL LYNN PITTMAN
VOLUME 11911, PAGE 1
D.R.T.C.T.

REMAINDER OF 13.008 ACRES
BOBBY E. SIDES
VOLUME 9409, PAGE 775
D.R.T.C.T.

REMAINDER OF
1.737 ACRES (BY DEED)
SOUTHWESTERN BELL
TELEPHONE COMPANY
VOLUME 3444, PAGE 139
D.R.T.C.T.

PARCEL 23
0.122 ACRES (BY DEED)
STATE OF TEXAS
VOLUME 12479, PAGE 416
D.R.T.C.T.

PARKER HENDERSON ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SEE
DETAIL "B"

**RIGHT-OF-WAY
EASEMENT AREA**
384 SQ. FT. OR
0.009 ACRES

PROPOSED
RIGHT-OF-WAY
SEE
DETAIL "A"

EXISTING
RIGHT-OF-WAY

P.O.B.

N 00°28'20"W
26.60'

E. P. PARRIS SURVEY
ABSTRACT No. 1223

N 03°12'20"W
100.10'

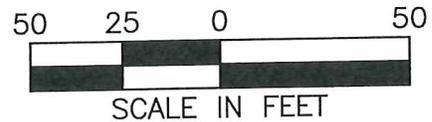
EXISTING
RIGHT-OF-WAY

FND 1/2"IR W/CAP
"RLG INC."

P.O.C.

MANSFIELD HIGHWAY
(SPUR 496)
(VARIABLE WIDTH RIGHT-OF-WAY)

TXDOT
MONUMENT



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

PARKER HENDERSON ROAD MANSFIELD HIGHWAY TO MARTIN STREET

PARCEL NO. 2	CITY PROJ. NO. 01419
RIGHT-OF-WAY EASEMENT	DOE NO. 6845
OWNER: BOBBY E. SIDES	
SURVEY: E. P. PARRIS SURVEY, ABSTRACT NO. 1223	
ACQUISITION AREA: 384 SQUARE FEET OR 0.009 ACRES	
JOB NO. BRDG1301.00	DRAWN BY: RK CAD FILE: BRDG1301.00_PARKER HENDERSON_02E_ROW_R00.DWG
DATE: JUNE 26, 2014	EXHIBIT B PAGE 1 OF 2 SCALE: 1" = 50'

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

