

**PROJECT NAME: RISINGER ROAD FROM
CROWLEY ROAD TO MCCART AVENUE
PARCEL No. 7 ROW
CITY PROJECT No. 02239
2200 W. RISINGER ROAD, FORT WORTH, TEXAS
E. B. DISHMAN SURVEY, ABSTRACT No. 407**

EXHIBIT "A"

Being a 0.301 acre tract of land situated in the E. B. Dishman Survey, Abstract No. 407, City of Fort Worth, Tarrant County, Texas, said 0.301 acre tract of land being a portion of a 4.733 acre tract of land (by deed) deeded to Southwest Metal Treating Corporation, LLC as recorded in County Clerk's File No. D210264416 of the Deed Records of Tarrant County, Texas, said 0.301 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northwest corner of a 2.99 acre tract of land (by deed) deeded to Southwest Metal Treating Corporation, LLC as recorded in Volume 11455, Page 846 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod being the southwest corner of Lot 1, Block 1 of Gibbs Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 6409 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod also being in the east right-of-way line of Burlington Northern and Santa Fe Railroad (a 100.0' right-of-way); **THENCE** South 01 degrees 27 minutes 49 seconds West, with the west line of said 2.99 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 260.67 feet to a point for the southwest corner of said 2.99 acre tract of land, said point being the northwest corner of said 4.733 acre tract of land; **THENCE** South 01 degrees 25 minutes 00 seconds West, with the west line of said 4.733 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 346.40 feet to a R.O.W. marker set for the **POINT OF BEGINNING**, said R.O.W. marker being the intersection of the east right-of-way line of said Burlington Northern and Santa Fe Railroad with the proposed north right-of-way line of West Risinger Road (an undedicated right-of-way);

THENCE North 89 degrees 45 minutes 46 seconds East, with the proposed north right-of-way line of said West Risinger Road, a distance of 8.04 feet to a R.O.W. marker set for the beginning of a curve to the right having a radius of 1255.00 feet, a central angle of 16 degrees 18 minutes 31 seconds, and whose chord bears South 82 degrees 04 minutes 58 seconds East, a distance of 356.02 feet;

THENCE with the proposed north right-of-way line of said West Risinger Road and with said curve to the right, an arc length of 357.22 feet to a R.O.W. marker set for corner in the south line of said 4.733 acre tract of land, said R.O.W. marker being in said West Risinger Road;

THENCE South 89 degrees 05 minutes 34 seconds West, with the south line of said 4.733 acre tract of land and with said West Risinger Road, a distance of 362.07 feet to a PK nail found for the southwest corner of said 4.733 acre tract of land, said PK nail being in the east right-of-way line of said Burlington Northern and Santa Fe Railroad;

THENCE North 01 degrees 25 minutes 00 seconds East, with the west line of said 4.733 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 54.76 feet to the **POINT OF BEGINNING** and containing 13,122 square feet or 0.301 acres of land, more or less.

Notes:

- (1) A plat of even survey date accompanies this legal description.
- (2) R.O.W. markers along the proposed right-of-way line are a 5/8" iron rod with blue cap stamped "Gorrondona" set unless otherwise noted.
- (3) 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.

Date: March 19, 2015



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

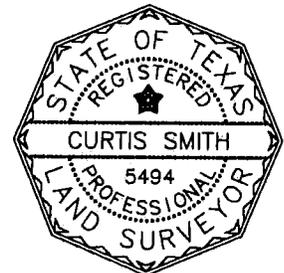


EXHIBIT "B"

PARCEL No. 7 ROW

P.O.C.
FND. 5/8" IRF

40.2 ACRES (BY DEED)
THOMAS D. GIBBS
VOLUME 14366, PAGE 199
D.R.T.C.T.

LOT 1, BLOCK 1
GIBBS INDUSTRIAL ADDITION
CABINET A, SLIDE 6409
P.R.T.C.T.

E. B. DISHMAN SURVEY
ABSTRACT No. 407

2.99 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
VOLUME 11455, PAGE 846
D.R.T.C.T.

4.733 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
C.C.F. NO. D210264416
D.R.T.C.T.

BURLINGTON NORTHERN
AND SANTA FE RAILROAD
(A 100.0' RIGHT-OF-WAY)

S 01°27'49"W 260.67'

S 01°25'00"W 346.40'

PARCEL No.
7 ROW

SUBJECT TRACT &
LOCATION OF ACQUISITION

MATCH LINE PAGE 2

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. R.O.W. MARKERS ALONG THE PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" SET UNLESS OTHERWISE NOTED.
3. 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.

60' 30' 0 60'



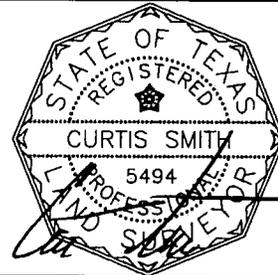
SCALE IN FEET



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
RIGHT-OF-WAY ACQUISITION
OUT OF A
4.733 ACRE TRACT OF LAND
SITUATED IN THE
E. B. DISHMAN SURVEY, ABSTRACT No. 407
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
COUNTY CLERK'S FILE No. D210264416
DEED RECORDS OF TARRANT COUNTY, TEXAS



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

PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE CITY PROJ. No. 02239

ACQUISITION AREA: 13,122 SQUARE FEET OR 0.301 ACRES

JOB No. HALF1403.00

DRAWN BY: CTA

CAD FILE: 07 ROW.DWG

DATE: MARCH 19, 2015

EXHIBIT B PAGE 1 OF 3

SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 7 ROW

MATCH LINE PAGE 1

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1255.00'	16°18'31"	S 82°04'58"E	356.02'	357.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°45'46"E	8.04'
L-2	N 01°25'00"E	54.76'

BURLINGTON NORTHERN
AND SANTA FE RAILROAD
(A 100.0' RIGHT-OF-WAY)

E. B. DISHMAN SURVEY
ABSTRACT No. 407

4.733 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
C.C.F. NO. D210264416
D.R.T.C.T.

P.O.B.
SET R.O.W.
MARKER

L-1
SET R.O.W.
MARKER

PROPOSED
RIGHT-OF-WAY

RIGHT-OF-WAY
ACQUISITION AREA
13,122 SQ. FT.
OR 0.301 ACRES

FND.
PK NAIL

APPROXIMATE LOCATION
OF SURVEY LINE

S 89°05'34"W 362.07'

WEST RISINGER ROAD

(AN UNDEDICATED RIGHT-OF-WAY)

JACOB WILCOX SURVEY
ABSTRACT No. 1743

EXISTING RIGHT-OF-WAY
60' ROAD EASEMENT
DEDICATED TO THE USE
AND BENEFIT OF THE PUBLIC
AS A ROAD EASEMENT
VOLUME 5168, PAGE 278
D.R.T.C.T.

TRACT ONE
6.26 ACRES (BY DEED)
2201 RISINGER, L.L.C.
(50% UNDIVIDED INTEREST)
C.C.F. NO. D209049450
D.R.T.C.T.
PAMELA L. ANDERSON,
TRUSTEE OF THE
ANDERSON MARITAL TRUST
(50% UNDIVIDED INTEREST)
VOLUME 9931, PAGE 1980
AND
C.C.F. NO. D208403925
D.R.T.C.T.

PARCEL No. 7 ROW

SUBJECT TRACT &
LOCATION OF ACQUISITION

NOTES:

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60' 30' 0 60'



SCALE IN FEET



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

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EXHIBIT B PAGE 2 OF 3

SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

MATCH LINE PAGE 3

EXHIBIT "B"

PARCEL No. 7 ROW

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1255.00'	16°18'31"	S 82°04'58"E	356.02'	357.22'



SUBJECT TRACT &
LOCATION OF ACQUISITION

E. B. DISHMAN SURVEY
ABSTRACT No. 407

4.733 ACRES (BY DEED)
SOUTHWEST METAL
TREATING CORPORATION, LLC
C.C.F. NO. D210264416
D.R.T.C.T.

LOT 1
BLOCK 1
GIBBS INDUSTRIAL ADDITION
CABINET A, SLIDE 6409
P.R.T.C.T.

40.2 ACRES (BY DEED)
THOMAS D. GIBBS
C.C.F. NO. D200111309
D.R.T.C.T.

10.0'x676'
ELECTRICAL EASEMENT
CABINET A, SLIDE 6409
P.R.T.C.T.

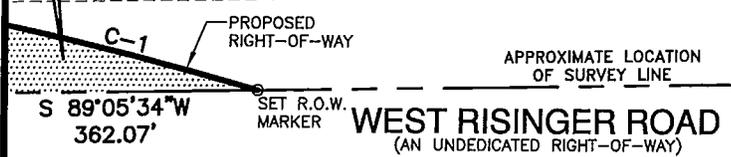
S. A. & M. G.
RR. CO. SURVEY
ABSTRACT No. 1462

MATCH LINE PAGE 2

APPROXIMATE LOCATION
OF SURVEY LINE

RIGHT-OF-WAY
ACQUISITION AREA
13,122 SQ. FT.
OR 0.301 ACRES

60' ROAD EASEMENT
DEDICATED TO THE USE
AND BENEFIT OF THE PUBLIC
AS A ROAD EASEMENT
VOLUME 5166, PAGE 278
D.R.T.C.T.



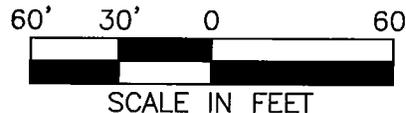
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VOLUME 9931, PAGE 1980
AND
C.C.F. NO. D208403925
D.R.T.C.T.

EXISTING RIGHT-OF-WAY

JACOB WILCOX SURVEY
ABSTRACT No. 1743

PERMANENT WATER
MAIN EASEMENT TO THE
CITY OF FORT WORTH
C.C.F. NO. D103105741
D.R.T.C.T.

40.2 ACRES (BY DEED)
THOMAS D. GIBBS
C.C.F. NO. D200111309
D.R.T.C.T.



NOTES:

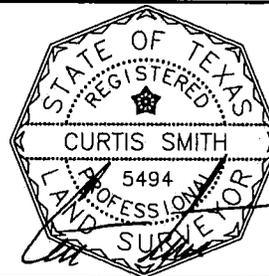
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