

**PROJECT NAME: RISINGER ROAD FROM  
CROWLEY ROAD TO MCCART AVENUE  
PARCEL No. 3 ROW  
CITY PROJECT No. 02239  
9632 CROWLEY ROAD, FORT WORTH, TEXAS  
S. A. & M. G. RR. CO. SURVEY, ABSTRACT No. 1462**

**EXHIBIT "A"**

Being a 0.295 acre tract of land situated in the S. A. & M. G. RR. Co. Survey, Abstract No. 1462, City of Fort Worth, Tarrant County, Texas, said 0.295 acre tract of land being portion of a 5.00 tract of land (by deed) deeded to William King Hawkins as recorded in County Clerk File No. D204302243 of the Official Public Records of Tarrant County, Texas, said 0.295 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found for the southwest corner of Lot 1, Block 1, Clardy Addition, an addition to the City of Fort Worth Tarrant County, as recorded in Volume 388-214, Page 38 of the Plat Records of Tarrant County, Texas, said 3/4 inch iron rod being an the interior ell corner in the east line of Lot 1, Block 1, Gibbs Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 6409 of said Plat Records of Tarrant County, Texas; **THENCE** South 00 degrees 30 minutes 38 seconds East (radial bearing) a distance of 300.91 feet to a 1/2 inch iron rod found for the northwest corner of said 5.00 acre tract of land, said 1/2 inch iron rod also being an interior ell corner in the east line of said Lot 1, Block 1 of Gibbs Industrial Addition; **THENCE** South 00 degrees 29 minutes 37 seconds East, with the west line of said 5.00 acre tract of land and with the most southerly east line of said Lot 1, Block 1, Gibbs Industrial Addition, a distance of 193.41 feet to a point for the southeast corner of said Lot 1, Block 1, Gibbs Industrial Addition, said point being in the most southerly east line of a 40.2 acre tract of land deeded to Thomas D. Gibbs as recorded in Volume 14366, Page 199 of the Deed Records of Tarrant County, Texas; **THENCE** South 00 degrees 33 minutes 27 seconds East, with the west line of said 5.00 acre tract of land and with the most southerly east line of said 40.2 acre tract of land, a distance of 164.78 feet to a ROW marker set for the **POINT OF BEGINNING** of the herein described 0.295 acre tract of land, said ROW marker being in the proposed north right-of-way line of West Risinger Road (an undedicated right-of-way), said ROW marker being the beginning of a non-tangent curve to the left having a radius of 1145.00 feet, a central angle of 04 degrees 24 minutes 26 seconds and whose chord bears South 88 degrees 07 minutes 24 seconds East, a distance of 88.05 feet;

**THENCE** with the proposed north right-of-way line of said West Risinger Road and with said non-tangent curve to the left, an arc length of 88.08 feet to a ROW marker set for corner;

**THENCE** North 89 degrees 40 minutes 23 seconds East, with said proposed north right-of-way line of West Risinger Road, a distance of 336.76 feet to a ROW marker set for the intersection of the proposed north right-of-way line of said West Risinger Road, with the existing northwesterly right-of-way line of Crowley Road (F.M. Hwy 731, a variable width right-of-way), said ROW marker being in the southeast line of said 5.00 acre tract of land;

**THENCE** South 45 degrees 00 minutes 21 seconds West, with the southeasterly line of said 5.00 acre tract of land and with said existing northwesterly right-of-way line of said Crowley Road, a distance of 23.60 feet to a point for corner, said point being the beginning of a non-tangent curve to the left having a radius of 1372.59 feet, a central angle of 00 degrees 46 minutes 20 seconds and whose chord bears South 44 degrees 37 minutes 11 seconds West, a distance of 18.50 feet;

**THENCE** with the southeasterly line of said 5.00 acre tract of land, with the existing northwesterly right-of-way line of said Crowley Road and with said non-tangent curve to the left, an arc length of 18.50 feet to a point for the southeast corner of said 5.00 acre tract of land, said point being in said West Risinger Road;

**THENCE** South 89 degrees 13 minutes 55 seconds West, with the south line of said 5.00 acre tract of land and with said West Risinger Road, a distance of 394.76 feet to a point for the southwest corner of said 5.00 acre tract of land, said point being in said West Risinger Road;

**THENCE** North 00 degrees 33 minutes 27 seconds West, with the west line of said 5.00 acre tract of land, passing at a distance of 0.49 feet a point for the southeast corner of said 40.2 acre tract of land, passing at a distance of 32.56 feet, a 5/8 inch iron rod found for reference, in all, a distance of 36.11 feet to the **POINT OF BEGINNING** and containing 12,861 square feet or 0.295 acres of land, more or less.

**Notes:**

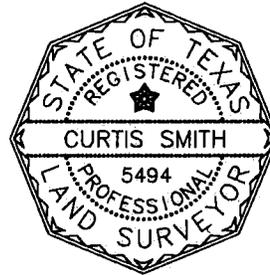
- (1) A plat of even survey date accompanies this legal description.
- (2) ROW Markers along proposed right-of-way line are 5/8 inch iron rod set with cap stamped "GORRONDONA" unless noted otherwise.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central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

Date: March 9, 2015



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



# EXHIBIT "B"

PARCEL No. 3 ROW

LOT 1,  
BLOCK 1  
CLARDY ADDITION  
VOLUME 388-214, PAGE 38  
P.R.T.C.T.

5.0' UTILITY EASEMENT  
VOLUME 388-214, PAGE 38  
P.R.T.C.T.

**P.O.C.**  
FND 3/4"IR

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

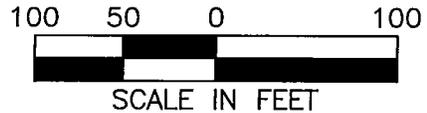
S 00°30'38"E 300.91'  
(RADIAL BEARING)

S 00°29'37"E 193.41'

FND 1/2"IR

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

5.00 ACRES (BY DEED)  
WILLIAM KING HAWKINS  
C.C.F. No. D204302243  
O.P.R.T.C.T.



**MATCH LINE**

**NOTES:**

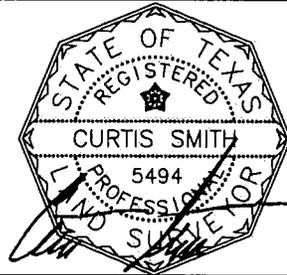
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202,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



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
RIGHT-OF-WAY ACQUISITION  
OUT OF A  
5.00 ACRE TRACT OF LAND  
SITUATED IN THE  
S. A. & M. G. RR. CO. SURVEY, ABSTRACT NO. 1462  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
AS RECORDED IN  
COUNTY CLERK'S FILE No. D204302243  
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: RISINGER RD FROM CROWLEY RD TO McCART AVE. | CITY PROJ. No. 02239

ACQUISITION AREA: 12,861 SQUARE FEET OR 0.295 ACRES

JOB No. HALF1403.00

DRAWN BY: JLC

CAD FILE: 03 ROW.DWG

DATE: MARCH 9, 2015

EXHIBIT B PAGE 1 OF 2

SCALE: 1"=100'

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

# EXHIBIT "B"

**MATCH LINE**

**PARCEL No. 3 ROW**

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

| CURVE TABLE |          |           |              |        |        |
|-------------|----------|-----------|--------------|--------|--------|
| CURVE       | RADIUS   | DELTA     | BEARING      | CHORD  | ARC    |
| C-1         | 1145.00' | 04°24'26" | S 88°07'24"E | 88.05' | 88.08' |
| C-2         | 1372.59' | 00°46'20" | S 44°37'11"W | 18.50' | 18.50' |

| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L-1        | S 45°00'21"W | 23.60'   |
| L-2        | N 00°33'27"W | 36.11'   |

5.00 ACRES (BY DEED)  
WILLIAM KING HAWKINS  
C.C.F. No. D204302243  
O.P.R.T.C.T.

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

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.

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

RIGHT-OF-WAY  
ACQUISITION AREA  
12,861 SQ. FT.  
OR 0.295 ACRES

P.O.B.  
SET ROW  
MARKER

PROPOSED  
RIGHT-OF-WAY

SET ROW  
MARKER

N 89°40'23"E 336.76'

SET ROW  
MARKER

L-1

SEE  
DETAIL "A"

L-2

S 89°13'55"W 394.76'  
**WEST RISINGER ROAD**  
(AN UNDEDICATED RIGHT-OF-WAY)

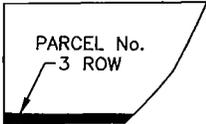
APPROXIMATE LOCATION  
OF SURVEY LINE

JACOB WILCOX SURVEY  
ABSTRACT No. 1743

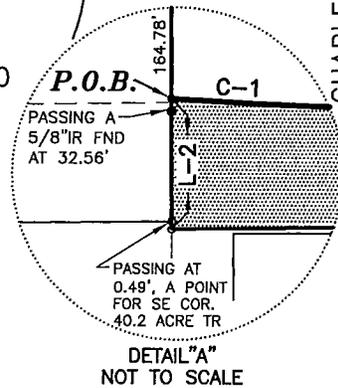
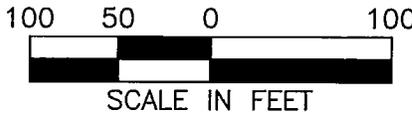
TRACT 1  
2.268 ACRES (BY DEED)  
ALLEN S. BAUMGARDNER, SR. &  
JUDY A. BAUMGARDNER  
VOLUME 14124, PAGE 371  
D.R.T.C.T.

CROWLEY ROAD  
(F.M. HWY 731)  
(A VARIABLE WIDTH  
RIGHT-OF-WAY)

CHARLES MARTIN SURVEY  
ABSTRACT No. 1022



SUBJECT TRACT &  
LOCATION OF ACQUISITION



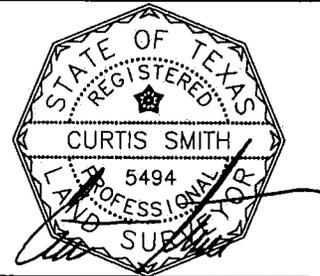
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