

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

**EXHIBIT "A"**

Being a temporary construction easement situated in the S. A. & M. G. RR. Co. Survey, Abstract No. 1462, City of Fort Worth, Tarrant County, Texas, said temporary construction easement 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 temporary construction easement 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 92.50 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

**THENCE** North 89 degrees 40 minutes 23 seconds East, a distance of 80.59 feet to a point for corner;

**THENCE** South 68 degrees 24 minutes 43 seconds East, a distance of 149.15 feet to a point for corner;

**THENCE** North 89 degrees 40 minutes 23 seconds East, a distance of 175.20 feet to a point for corner;

**THENCE** South 00 degrees 19 minutes 37 seconds East, a distance of 5.00 feet to a point for corner;

**THENCE** North 89 degrees 40 minutes 23 seconds East, a distance of 46.06 feet to a point for corner in 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 the existing northwesterly right-of-way line of said Crowley Road, a distance of 21.34 feet to a ROW marker set for the intersection of the existing northwesterly right-of-way line of Crowley Road with the proposed north right-of-way line of West Risinger Road (an undedicated right-of-way);

**THENCE** South 89 degrees 40 minutes 23 seconds West, with the proposed north right-of-way line of said West Risinger Road, a distance of 336.76 feet to a ROW marker set for the beginning of a curve to the right having a radius of 1145.00 feet, a central angle of 04 degrees 24 minutes 26 seconds and whose chord bears North 88 degrees 07 minutes 24 seconds West, a distance of 88.05 feet;

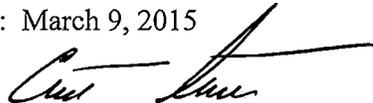
**THENCE** with the proposed north right-of-way line of said West Risinger and with said curve to the right, an arc length of 88.08 feet to a ROW marker set for corner in the west line of said 5.00 acre tract of land, said point being in the east line of said 40.2 acre tract of land, from which a 5/8 inch iron rod found for reference bears South 00 degrees 33 minutes 27 seconds East, a distance of 3.56 feet;

**THENCE** North 00 degrees 33 minutes 27 seconds West, with the west line of said 5.00 acre tract of land and with the east line of said 40.2 acre tract of land, a distance of 72.28 feet to the **POINT OF BEGINNING** and containing 16,687 square feet or 0.383 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



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



# EXHIBIT "B"

PARCEL No. 3 TCE

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°30'58"E 300.91'  
(RADIAL BEARING)

S 00°29'37"E 193.41'  
FND 1/2"IR



100 50 0 100



SCALE IN FEET

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.



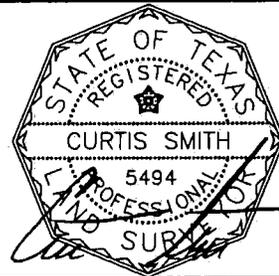
SUBJECT TRACT &  
LOCATION OF EASEMENT



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
A  
TEMPORARY CONSTRUCTION EASEMENT  
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: 16,687 SQUARE FEET OR 0.383 ACRES

JOB No. HALF1403.00

DRAWN BY: JLC

CAD FILE: 03 TCE.DWG

DATE: MARCH 9, 2015

EXHIBIT B PAGE 1 OF 1

SCALE: 1"=100'

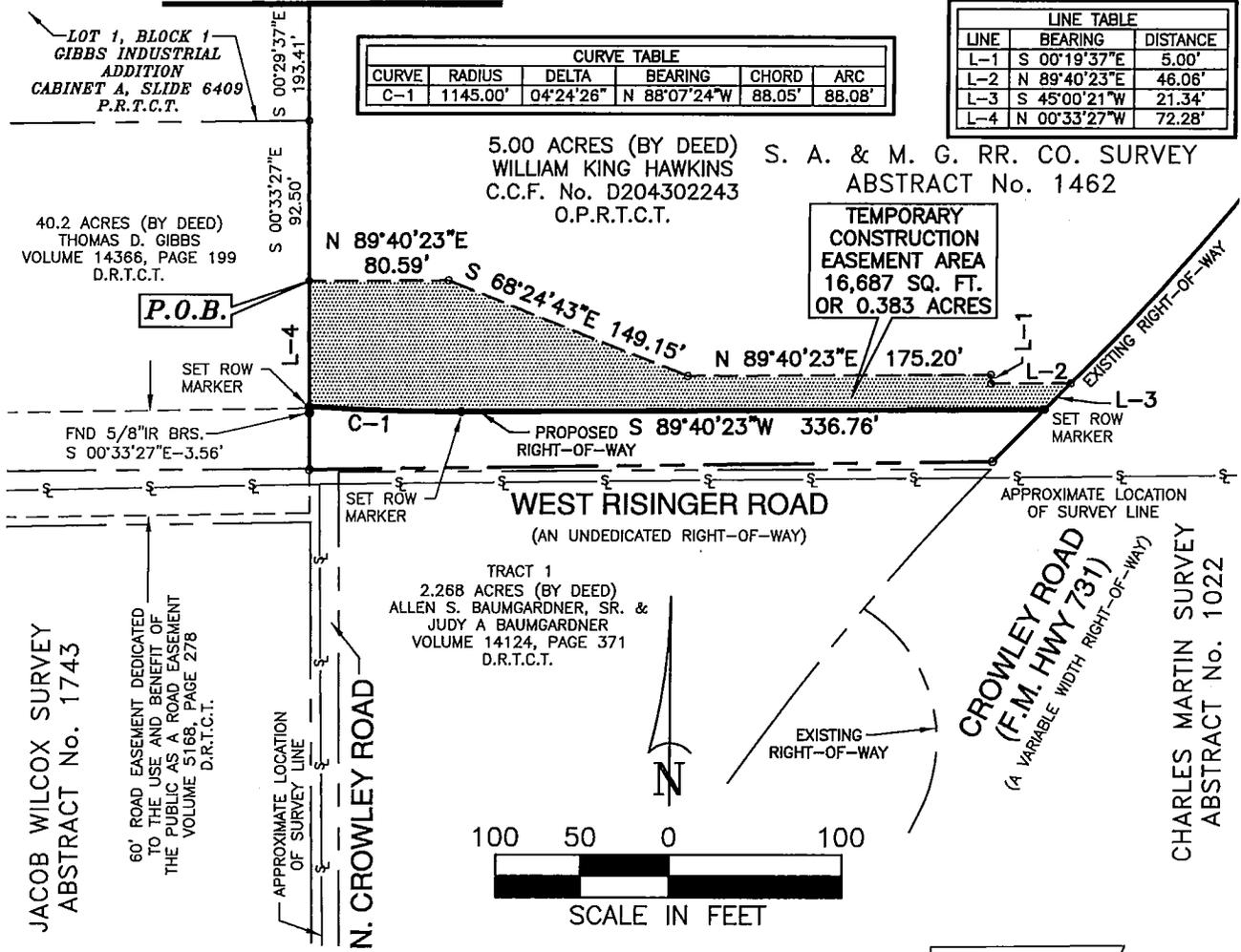
CURTIS SMITH

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 5494

TEXAS FIRM No. 10106900

**EXHIBIT "B"**  
**MATCH LINE** PARCEL No. 3 TCE



CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	ARC
C-1	1145.00'	04°24'26"	N 88°07'24"W	88.05'	88.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°19'37"E	5.00'
L-2	N 89°40'23"E	46.06'
L-3	S 45°00'21"W	21.34'
L-4	N 00°33'27"W	72.28'

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

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

JACOB WILCOX SURVEY  
 ABSTRACT No. 1743

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.

APPROXIMATE LOCATION  
 OF SURVEY LINE

N. CROWLEY ROAD

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

TEMPORARY  
 CONSTRUCTION  
 EASEMENT AREA  
 16,687 SQ. FT.  
 OR 0.383 ACRES

PROPOSED S 89°40'23"W 336.76'  
 RIGHT-OF-WAY

WEST RISINGER ROAD  
 (AN UNDEDICATED RIGHT-OF-WAY)

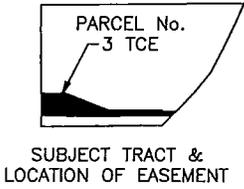
TRACT 1  
 2.268 ACRES (BY DEED)  
 ALLEN S. BAUMGARDNER, SR. &  
 JUDY A. BAUMGARDNER  
 VOLUME 14124, PAGE 371  
 D.R.T.C.T.

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

CHARLES MARTIN SURVEY  
 ABSTRACT No. 1022

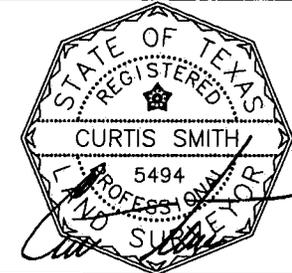
SCALE IN FEET

- 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.
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**FORT WORTH** City of Fort Worth  
 1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

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DATE: MARCH 9, 2015	EXHIBIT B PAGE 1 OF 1
GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768	

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