

**PROJECT NAME: RISINGER ROAD FROM
CROWLEY ROAD TO MCCART AVENUE
PARCEL No. 6 TCE
CITY PROJECT No. 02239
2201 W. RISINGER ROAD, FORT WORTH, TEXAS
JACOB WILCOX SURVEY, ABSTRACT No. 1743**

EXHIBIT "A"

Being a temporary construction easement situated in the Jacob Wilcox Survey, Abstract No. 1743, City of Fort Worth, Tarrant County, Texas, said temporary construction easement being a portion of a 6.26 acre tract of land (by deed) described as Tract One deeded to 2201 Risinger, L.L.C. (50% undivided interest) as recorded in County Clerk's File No. D209049450 of the Deed Records of Tarrant County, Texas, and being deeded to Pamela L. Anderson, Trustee of the Anderson Marital Trust (50% undivided interest) as recorded in Volume 9931, Page 1980 of said Deed Records of Tarrant County, Texas, and being further described in County Clerk's File No. D208403925 of said Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found for the northwest corner of said 6.26 acre tract of land, said MAG nail being the intersection of the east right-of-way line of Burlington Northern and Santa Fe Railroad (a 100.0' right-of-way) with the existing south right-of-way line of West Risinger Road (an undedicated right-of-way); **THENCE** South 01 degrees 25 minutes 45 seconds West, with the west line of said 6.26 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 35.33 feet to a R.O.W. marker set for the **POINT OF BEGINNING** of the herein described temporary construction easement, 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 south right-of-way line of said West Risinger Road;

THENCE North 89 degrees 45 minutes 46 seconds East, with the proposed south right-of-way line of said West Risinger Road, a distance of 11.15 feet to a R.O.W. marker set for the beginning of a curve to the right having a radius of 1145.00 feet, a central angle of 21 degrees 55 minutes 27 seconds, and whose chord bears South 79 degrees 16 minutes 30 seconds East, a distance of 435.46 feet;

THENCE with the proposed south right-of-way line of said West Risinger Road and with said curve to the right, an arc length of 438.13 feet to a R.O.W. marker set for corner;

THENCE South 68 degrees 18 minutes 47 seconds East, a distance of 68.49 feet to a R.O.W. marker set for corner in the east line of said 6.26 acre tract of land, said R.O.W. marker being the intersection the proposed south right-of-way line of said West Risinger Road with the existing south right-of-way line of said West Risinger Road, from which a MAG nail found for the most easterly northeast corner of said 6.26 acre tract of land bears North 00 degrees 49 minutes 07 seconds West, a distance of 117.30 feet;

THENCE South 00 degrees 49 minutes 07 seconds East, with the east line of said 6.26 acre tract of land and with the existing south right-of-way line of said West Risinger Road, a distance of 46.90 feet to a point for the northwest corner of a 3.256 acre tract of land (by deed) deeded to Pedro Herrera and Norma Herrera, husband and wife as recorded in County Clerk's File No. D209236836 of said Deed Records of Tarrant County, Texas;

THENCE South 89 degrees 10 minutes 53 seconds West, a distance of 138.50 feet to a point for corner;

THENCE North 00 degrees 49 minutes 07 seconds West, a distance of 69.56 feet to a point for the beginning of a non-tangent curve to the left having a radius of 1115.00 feet, a central angle of 07 degrees 04 minutes 37 seconds, and whose chord bears North 75 degrees 21 minutes 17 seconds West, a distance of 137.63 feet;

THENCE with said non-tangent curve to the left, an arc length of 137.72 feet to a point for corner;

THENCE North 10 degrees 50 minutes 59 seconds East, a distance of 15.00 feet to a point for the beginning of a non-tangent curve to the left having a radius of 1130.00 feet, a central angle of 06 degrees 58 minutes 31 seconds, and whose chord bears North 82 degrees 23 minutes 03 seconds West, a distance of 137.48 feet;

THENCE with said non-tangent curve to the left, an arc length of 137.57 feet to a point for corner;

THENCE South 04 degrees 22 minutes 54 seconds West, a distance of 15.00 feet to a point for the beginning of a non-tangent curve to the left having a radius of 1115.00 feet, a central angle of 04 degrees 58 minutes 46 seconds, and whose chord bears North 88 degrees 21 minutes 54 seconds West, a distance of 96.87 feet;

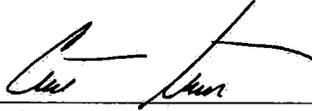
THENCE with said non-tangent curve to the left, an arc length of 96.90 feet to a point for corner in the west line of said 6.26 acre tract of land, said point being in the east right-of-way line of said Burlington Northern and Santa Fe Railroad;

THENCE North 01 degrees 25 minutes 45 seconds East, with the west line of said 6.26 acre tract of land and with the east right-of-way line of said Burlington Northern and Santa Fe Railroad, a distance of 30.08 feet to the **POINT OF BEGINNING** and containing 19,434 square feet or 0.446 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 "Gorronдона" 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

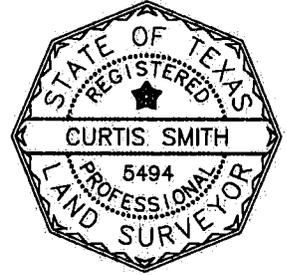


EXHIBIT "B"

PARCEL No. 6 TCE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1145.00'	21°55'27"	S 79°16'30"E	435.46'	438.13'
C-2	1115.00'	07°04'37"	N 75°21'17"W	137.63'	137.72'
C-3	1130.00'	06°58'31"	N 82°23'03"W	137.48'	137.57'
C-4	1115.00'	04°58'46"	N 88°21'54"W	96.87'	96.90'

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.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 01°25'45"W	35.33'
L-2	N 89°45'46"E	11.15'
L-6	N 10°50'59"E	15.00'
L-7	S 04°22'54"W	15.00'
L-8	N 01°25'45"E	30.08'

JACOB WILCOX SURVEY
ABSTRACT No. 1743

P.O.C.
FND.
MAG NAIL

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

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

EXISTING
RIGHT-OF-WAY
APPROXIMATE LOCATION
OF SURVEY LINE

WEST RISINGER ROAD

(AN UNDEDICATED 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.

TEMPORARY
CONSTRUCTION
EASEMENT AREA
19,434 SQ. FT.
OR 0.446 ACRES

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.

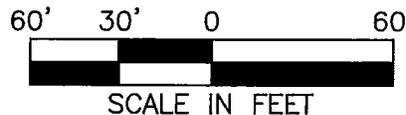
PARCEL No.
6 TCE

SUBJECT TRACT &
LOCATION OF EASEMENT

MATCH LINE PAGE 2

NOTES:

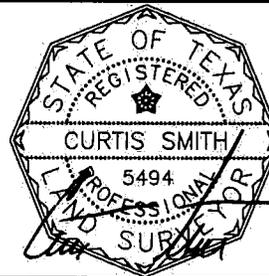
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. R.O.W. MARKERS ALONG THE PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" SET UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL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



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
TEMPORARY CONSTRUCTION EASEMENT
OUT OF A
6.26 ACRE TRACT OF LAND
SITUATED IN THE
JACOB WILCOX SURVEY, ABSTRACT No. 1743
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
VOLUME 9931, PAGE 1980
COUNTY CLERK'S FILE No. D208403925
COUNTY CLERK'S FILE No. D209049450
DEED RECORDS OF TARRANT COUNTY, TEXAS



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

EASEMENT AREA: 19,434 SQUARE FEET OR 0.446 ACRES

JOB No. HALF1403.00

DRAWN BY: CTA

CAD FILE: 06 TCE.DWG

DATE: MARCH 19, 2015

EXHIBIT B PAGE 1 OF 2

SCALE: 1" = 60'

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

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

EXHIBIT "B"

PARCEL No. 6 TCE

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

60' ROAD EASEMENT
DEDICATED TO THE USE
AND BENEFIT OF THE PUBLIC
AS A ROAD EASEMENT
VOLUME 516B, PAGE 278
D.R.T.C.T.

E. B. DISHMAN SURVEY
ABSTRACT No. 407

PARCEL No. 6 TCE

SUBJECT TRACT &
LOCATION OF EASEMENT

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

PERMANENT WATER
MAIN EASEMENT TO THE
CITY OF FORT WORTH
C.C.F. NO. D103105741
D.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 516B, PAGE 278
D.R.T.C.T.

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

3.256 ACRES (BY DEED)
PEDRO HERRERA AND NORMA
HERRERA, HUSBAND AND WIFE
C.C.F. No. D209236836
D.R.T.C.T.

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

LINE	BEARING	DISTANCE
L-3	S 68°18'47"E	68.49'
L-4	S 00°49'07"E	46.90'
L-5	N 00°49'07"W	69.56'

JACOB WILCOX SURVEY
ABSTRACT No. 1743

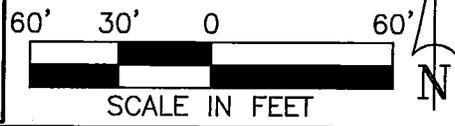
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