

**PROJECT NAME: RISINGER ROAD FROM  
CROWLEY ROAD TO MCCART AVENUE  
PARCEL No. 5 ROW  
CITY PROJECT No. 02239  
2150 W. RISINGER ROAD, FORT WORTH, TEXAS  
S. A. & M. G. RR. CO. SURVEY, ABSTRACT No. 1462**

**EXHIBIT "A"**

Being a 0.824 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 0.824 acre tract of land being a portion of a 40.2 acre tract of land (by deed) deeded to Thomas D. Gibbs as recorded in County Clerk's File No. D200111309 of the Deed Records of Tarrant County, Texas, said 0.824 acre tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the northeast 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 1/2 inch iron rod being an interior ell corner in the west line 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 1/2 inch iron rod also being an interior ell corner in the west line of said 40.2 acre tract of land; **THENCE** South 00 degrees 50 minutes 51 seconds East, with the west line of said 40.2 acre tract of land, with the west line of said Lot 1, and with the east line of said 2.99 acre tract of land, passing at a distance of 259.96 feet, a point for the southeast corner of said 2.99 acre tract of land, said point being the northeast corner 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 said Deed Records of Tarrant County, Texas, in all, a distance of 659.93 feet to a point for the southeast corner of said 4.733 acre tract of land, said point in West Risinger Road (an undedicated right-of-way); **THENCE** South 00 degrees 48 minutes 04 seconds East, with the west line of said 40.2 acre tract of land, with the west line of said Lot 1, and with said West Risinger Road, passing at a distance of 16.28 feet, a point for the most southerly southwest corner of said Lot 1, in all, a distance of 60.33 feet to a R.O.W. marker set for the **POINT OF BEGINNING** of the herein described 0.824 acre tract of land, said R.O.W. marker being the intersection of the west line of said 40.2 acre tract of land with the proposed north right-of-way line of said West Risinger Road;

**THENCE** South 68 degrees 18 minutes 47 seconds East, with the proposed north right-of-way line of said West Risinger Road, a distance of 102.93 feet to a R.O.W. marker set for the beginning of a curve to the left having a radius of 1145.00 feet, a central angle of 17 degrees 36 minutes 24 seconds, and whose chord bears South 77 degrees 06 minutes 58 seconds East, a distance of 350.47 feet;

**THENCE** with the proposed north right-of-way line of said West Risinger Road and with said curve to the left, an arc length of 351.85 feet to a R.O.W. marker set for corner in the east line of said 40.2 acre tract of land, said R.O.W. marker being in the west line of a 5.00 acre tract of land (by deed) deeded to William King Hawkins as recorded in County Clerk's File No. D204302243 of said Deed Records of Tarrant County, Texas, from which a 1/2 inch iron rod found for the northwest corner of said 5.00 acre tract of land bears North 00 degrees 33 minutes 27 seconds West, a distance of 164.78 feet and North 00 degrees 29 minutes 37 seconds West, a distance of 193.41 feet, said 1/2 inch iron rod being an interior ell corner in the east line of said Lot 1, said 1/2 inch iron rod also being an interior ell corner in the east line of said 40.2 acre tract of land;

**THENCE** South 00 degrees 33 minutes 27 seconds East, with the east line of said 40.2 acre tract of land and with the west line of said 5.00 acre tract of land, passing at a distance of 3.56 feet, a 5/8 inch iron rod found for reference, in all, a distance of 35.62 feet to a point for the most southerly southeast corner of said 40.2 acre tract of land, said point being in said West Risinger Road;

**THENCE** South 89 degrees 23 minutes 56 seconds West, with the south line of said 40.2 acre tract of land and with said West Risinger Road, a distance of 435.47 feet to a point for the most southerly southwest corner of said 40.2 acre tract of land;

**THENCE** North 00 degrees 48 minutes 04 seconds West, with the west line of said 40.2 acre tract of land and with said West Risinger Road, passing at a distance of 58.09 feet, a PK nail found for reference, in all, a distance of 156.38 feet to the **POINT OF BEGINNING** and containing 35,901 square feet or 0.824 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. 5 ROW

P.O.C.  
FND. 1/2" IR

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.

10.0'x676'  
ELECTRICAL EASEMENT  
CABINET A, SLIDE 6409  
P.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.

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

PARCEL No.  
5 ROW

SUBJECT TRACT &  
LOCATION OF ACQUISITION

APPROXIMATE LOCATION  
OF SURVEY LINE

259.96'

659.93'

S 00°50'51"E

MATCH LINE PAGE 1

**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  
40.2 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. D200111309  
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: 35,901 SQUARE FEET OR 0.824 ACRES

JOB No. HALF1403.00

DRAWN BY: CTA

CAD FILE: 05 ROW.DWG

DATE: MARCH 19, 2015

EXHIBIT B PAGE 1 OF 3

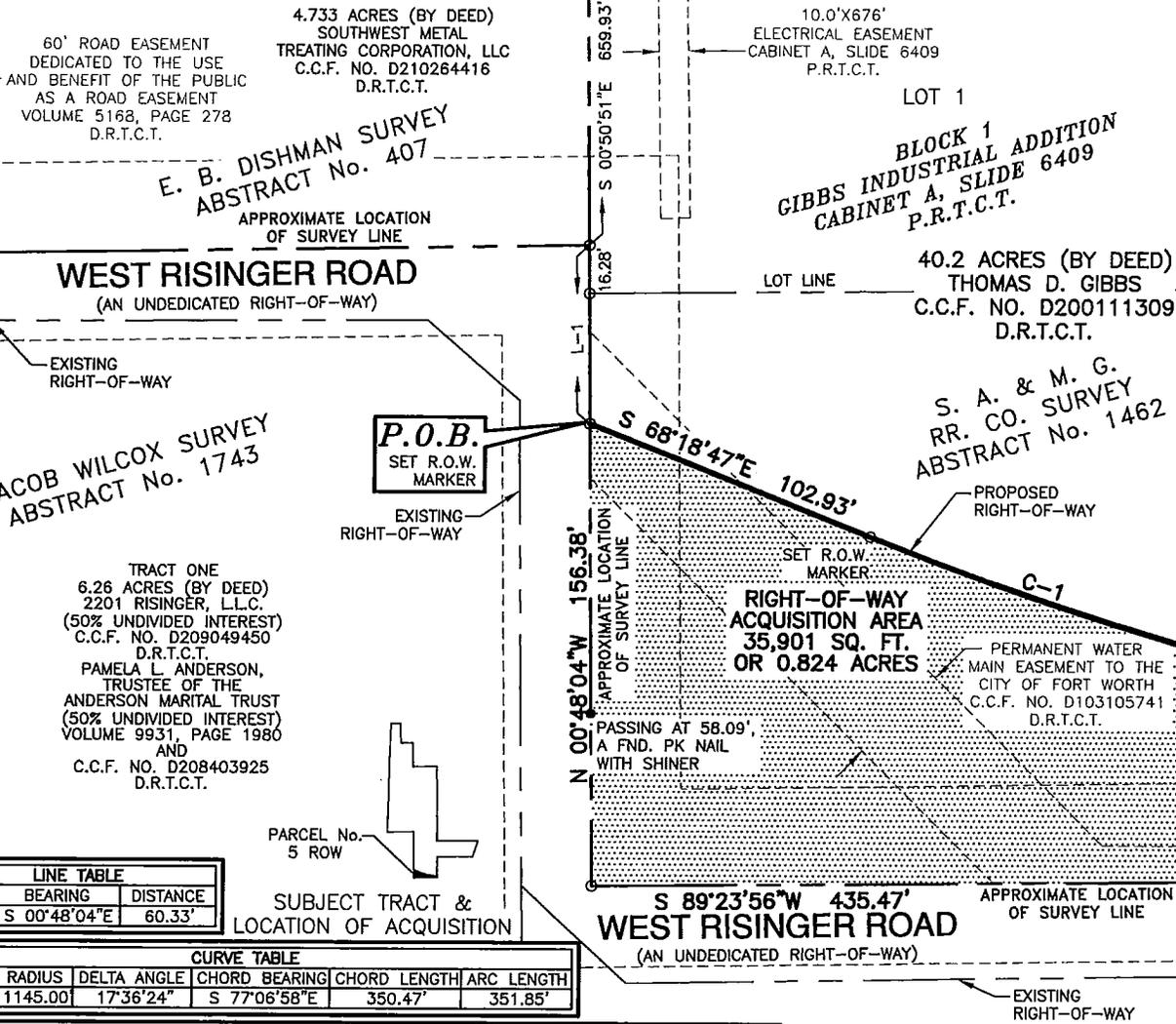
SCALE: 1" = 60'

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

# EXHIBIT "B"

MATCH LINE PAGE 1

PARCEL No. 5 ROW



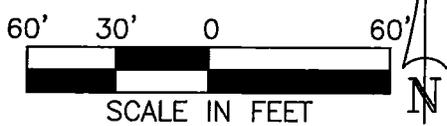
MATCH LINE PAGE 3

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°48'04"E	60.33'

SUBJECT TRACT & LOCATION OF ACQUISITION

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1145.00	17°36'24"	S 77°06'58"E	350.47'	351.85'

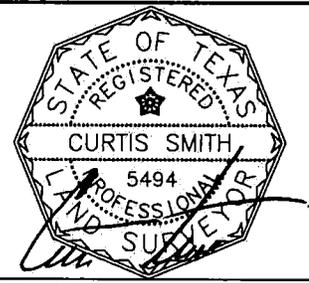
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
  2. R.O.W. MARKERS ALONG THE PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD WITH BLUE CAP STAMPED "GORRONDONA" SET UNLESS OTHERWISE NOTED.
  3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE 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 RIGHT-OF-WAY ACQUISITION OUT OF A 40.2 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. D200111309 DEED RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE	CITY PROJ. No. 02239	
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DATE: MARCH 19, 2015	EXHIBIT B PAGE 2 OF 3	SCALE: 1" = 60'

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

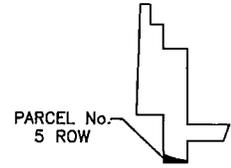
# EXHIBIT "B"

## PARCEL No. 5 ROW

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	S 00°33'27"E	35.62'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1145.00	17°36'24"	S 77°06'58"E	350.47'	351.85'

FND. 1/2"IR



PARCEL No.  
5 ROW

SUBJECT TRACT &  
LOCATION OF ACQUISITION

**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.

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

20' EASEMENT TO  
BARNETT GATHERING, LP  
C.C.F. No. D208213381  
O.P.R.T.C.T.

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

**RIGHT-OF-WAY  
ACQUISITION AREA  
35,901 SQ. FT.  
OR 0.824 ACRES**

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.

PROPOSED  
RIGHT-OF-WAY

SET R.O.W.  
MARKER

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

PASSING  
AT 3.56' A  
FND. 5/8"IR

PERMANENT WATER MAIN EASEMENT  
TO THE CITY OF FORT WORTH  
C.C.F. No. D203105747  
O.P.R.T.C.T.

APPROXIMATE LOCATION  
OF SURVEY LINE

APPROXIMATE LOCATION  
OF SURVEY LINE

**WEST RISINGER ROAD**

(AN UNDEDICATED RIGHT-OF-WAY)

S 89°23'56"W 435.47'

JACOB WILCOX SURVEY  
ABSTRACT No. 1743

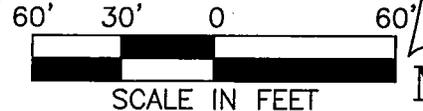
TRACT 1  
2.268 ACRES (BY DEED)  
ALLEN S. BAUMGARDNER, SR.  
AND JUDY A. BAUMGARDNER  
VOLUME 14124, PAGE 371  
D.R.T.C.T.

C. MARTIN  
SURVEY  
ABSTRACT  
No. 1022

EXISTING  
RIGHT-OF-WAY

**NOTES:**

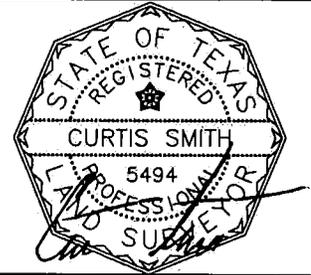
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