PROJECT NAME: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE
PARCEL No. 5 TCE
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 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 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 temporary construction easement also being a portion 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 Lot 1 being deeded to Thomas D. Gibbs as recorded in County Clerk's File No. D200111309 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 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 said Lot 1, 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 and 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 621.79 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement;

THENCE North 89 degrees 09 minutes 09 seconds East, a distance of 35.00 feet to a point for corner;

THENCE South 00 degrees 50 minutes 51 seconds East, a distance of 96.77 feet to a point for corner;

THENCE South 68 degrees 18 minutes 47 seconds East, a distance of 71.20 feet to a point for the beginning of a curve to the left having a radius of 1130.00 feet, a central angle of 17 degrees 32 minutes 42 seconds, and whose chord bears South 77 degrees 05 minutes 07 seconds East, a distance of 344.67 feet;

THENCE with said curve to the left, an arc length of 346.02 feet to a point for corner in the east line of said 40.2 acre tract of land, said point 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 149.73 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, a distance of 15.05 feet to a R.O.W. marker set for corner in the proposed north right-of-way line of West Risinger Road, said R.O.W. marker being the beginning of a non-tangent curve to the right having a radius of 1145.00 feet, a central angle of 17 degrees 36 minutes 24 seconds, and whose chord bears North 77 degrees 06 minutes 58 seconds West, a distance of 350.47 feet, 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 with the proposed north right-of-way line of said West Risinger Road and with said non-tangent curve to the right, an arc length of 351.85 feet to a R.O.W. marker set for corner;

THENCE North 68 degrees 18 minutes 47 seconds West, 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 corner in the west line of said 40.2 acre tract of land, said R.O.W. marker being in said West Risinger Road;

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 44.02 feet, a point for the most southerly southwest corner of said Lot 1, in all, a distance of 60.33 feet to a point for the southeast corner of said 4.733 acre tract of land;

THENCE North 00 degrees 50 minutes 51 seconds West, 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 4.733 acre tract of land, a distance of 38.14 feet to the **POINT OF BEGINNING** and containing 9,958 square feet or 0.229 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.

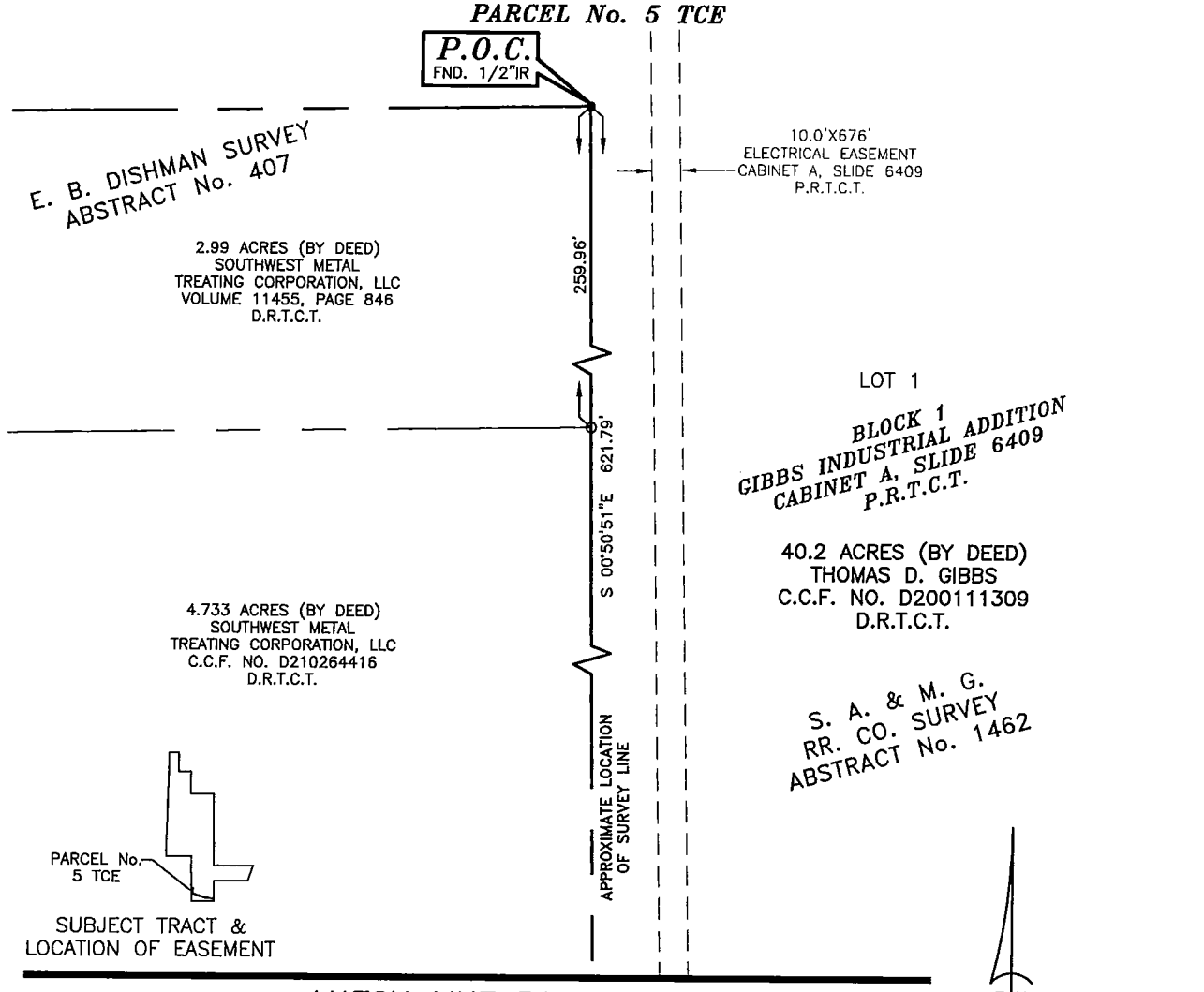
(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202. All distances and areas shown are surface.

Date: March 19, 2015

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

EXHIBIT "B"

PARCEL No. 5 TCE



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.

FORT WORTH

City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING A
TEMPORARY CONSTRUCTION EASEMENT
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

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

PROJECT: RISINGER ROAD FROM CROWLEY ROAD TO MCCART AVENUE		CITY PROJ. No. 02239
EASEMENT AREA: 9,958 SQUARE FEET OR 0.229 ACRES		
JOB No. HALF1403.00	DRAWN BY: CTA	CAD FILE: 05 TCE.DWG
DATE: MARCH 19, 2015	EXHIBIT B PAGE 1 OF 3	SCALE: 1" = 60'

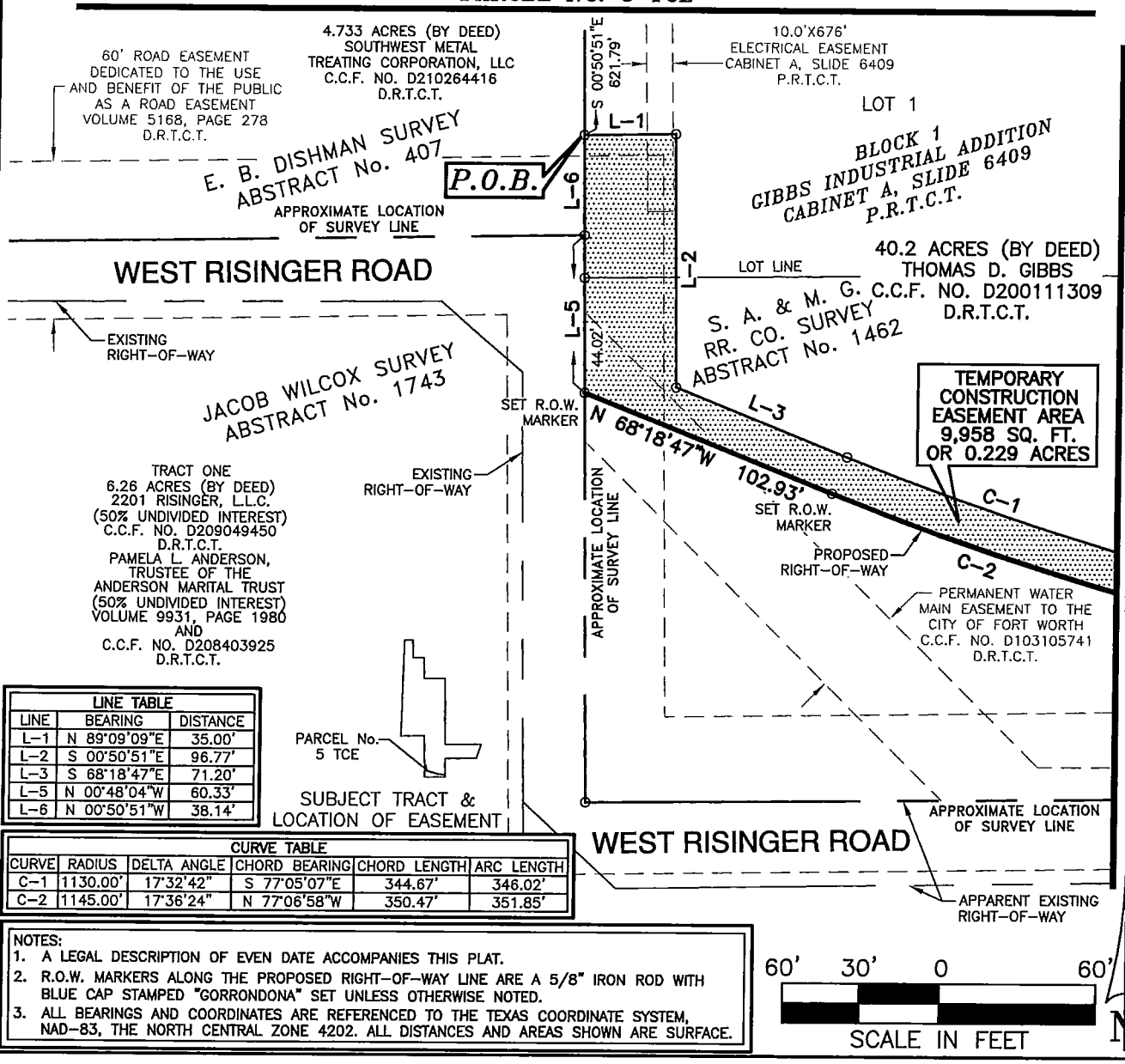
CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

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

EXHIBIT "B"

MATCH LINE PAGE 1

PARCEL No. 5 TCE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°09'09"E	35.00'
L-2	S 00°50'51"E	96.77'
L-3	S 68°18'47"E	71.20'
L-5	N 00°48'04"W	60.33'
L-6	N 00°50'51"W	38.14'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	1130.00'	17°32'42"	S 77°05'07"E	344.67'	346.02'
C-2	1145.00'	17°36'24"	N 77°06'58"W	350.47'	351.85'

NOTES:
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STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

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EASEMENT AREA: 9,958 SQUARE FEET OR 0.229 ACRES		
JOB No. HALF1403.00	DRAWN BY: CTA	CAD FILE: 05 TCE.DWG
DATE: MARCH 19, 2015	EXHIBIT B PAGE 2 OF 3	SCALE: 1" = 60'

CURTIS SMITH
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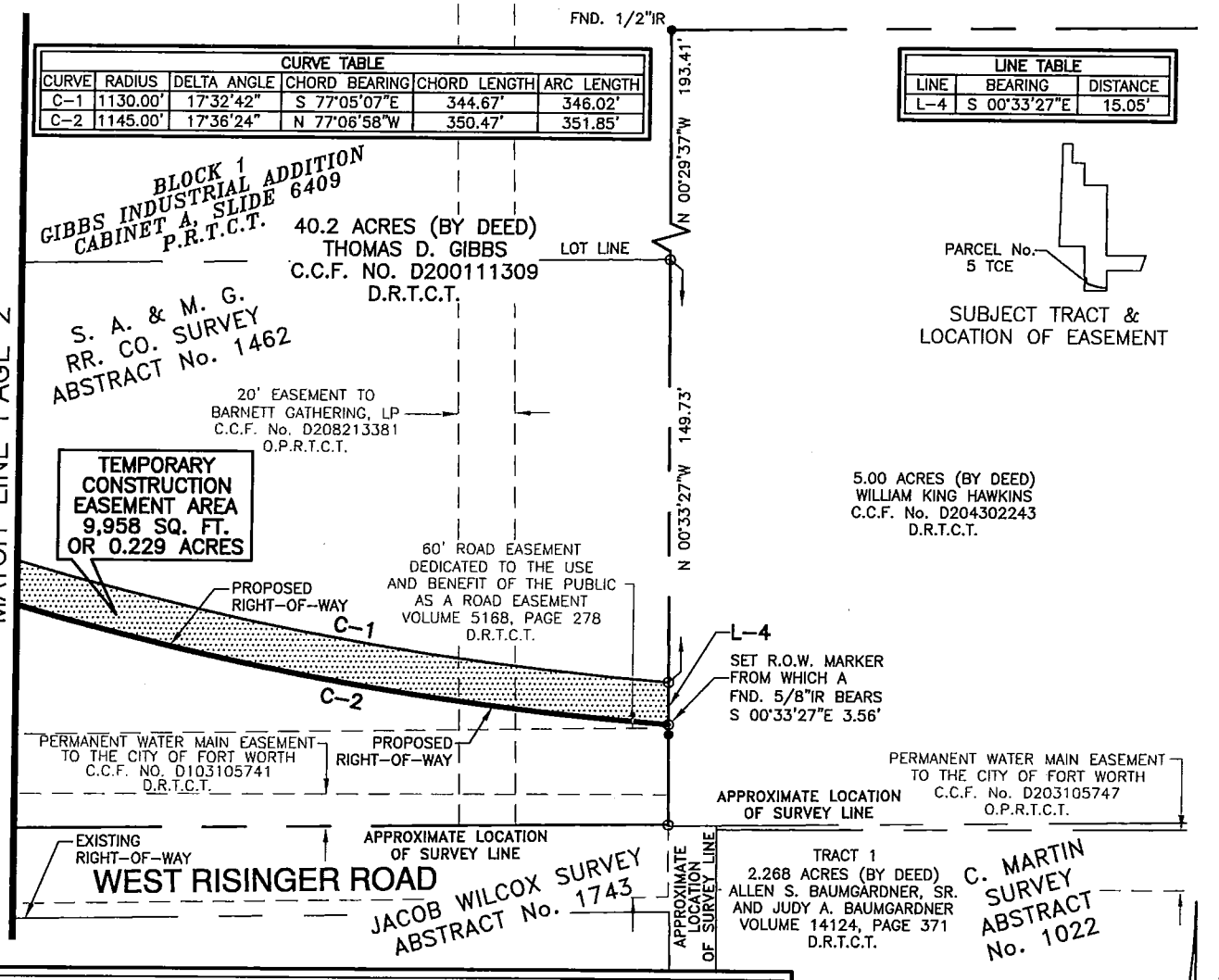
EXHIBIT "B"

PARCEL No. 5 TCE



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LINE TABLE		
LINE	BEARING	DISTANCE
L-4	S 00°33'27"E	15.05'

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